

# BROOKLINE RINK + RECREATION FACILITY FEASIBILITY STUDY

COMMUNITY MEETING #2

AUGUST 19th, 2021 6PM



# **AGENDA**

**Welcome & Introduction**

**Task Force Role and Project Goals**

**Community Meeting Recap**

**Existing Conditions Recap**

**Design Concepts**

**Community Polling**

**Community Discussion and Feedback**

**Alternative Site Discussion**





# 1. INTRODUCTION



# Role of the Ice Rink Task Force

## Task Force Chair:

Wendy Sheridan Ames

## Commissioners:

John Bain (Chair), Nancy O'Connor (Vice-Chair), Wendy Sheridan Ames, Antonia Bellalta and Jim Carroll

## Voting Members of the Public:

David Driscoll, Julie Jette, Priscilla Karnovsky, Jeff Thibault, & Avi Urbas

## Task Force Goals:

### **2020-2021**

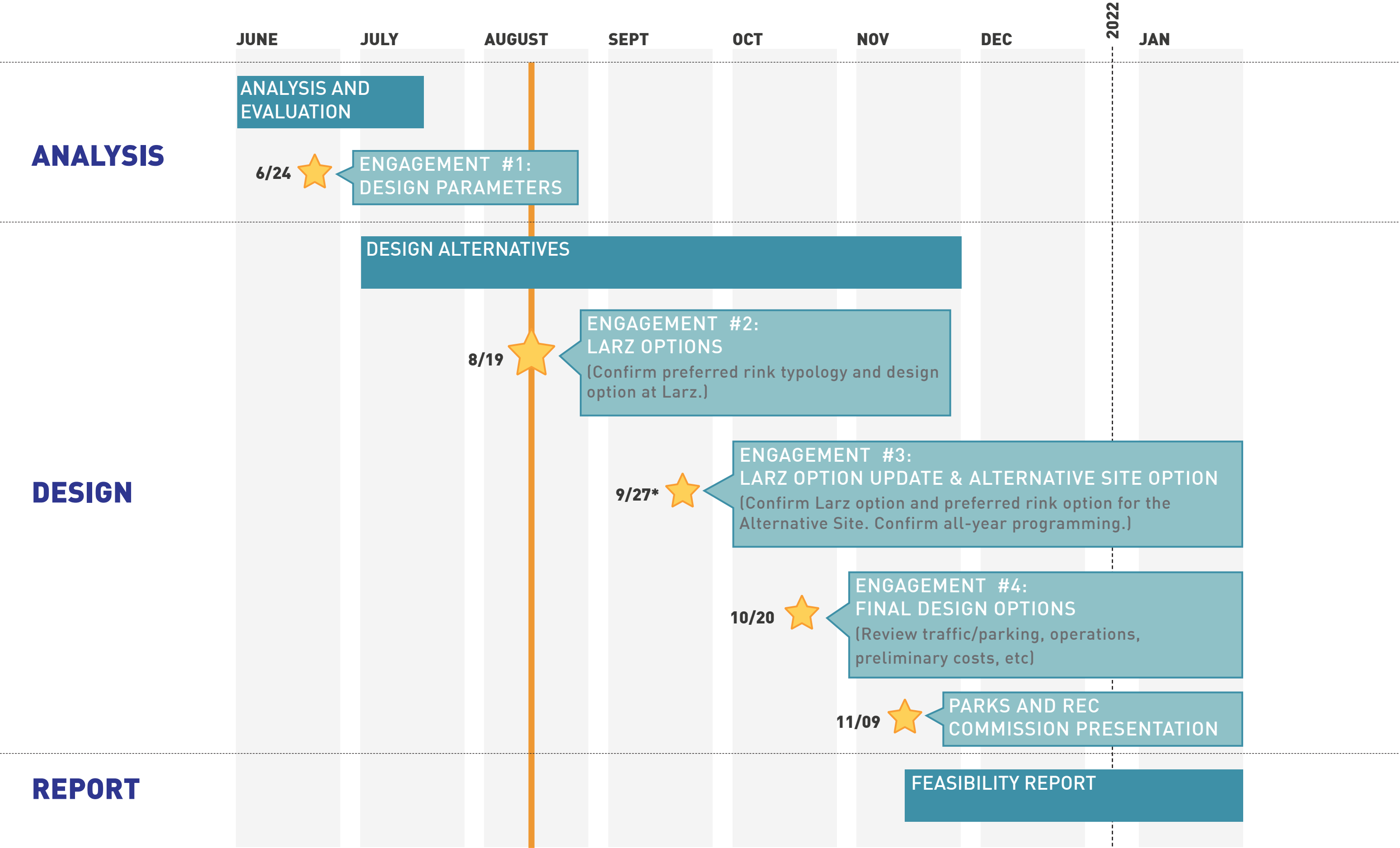
- Evaluate the future of the Larz Anderson Ice Skating Rink
- Discuss/understand the value and importance of ice skating in Brookline
- Understand community needs

### **2021**

- Consider repair or replacement options for the ice skating rink
- Identify short to long-range concepts, goals, objectives & cost estimates
- Present recommendations to full Park and Recreation Commission



# PROJECT TIMELINE





# Feasibility Study Goals

- Select a site and preferred concept plan (open, covered, indoor)
- Define the potential year-round programming and community use
- Identify the important support amenities for that programming
- Define neighborhood impacts and how to mitigate
- Identify permitting/land use requirements
- Provide cost estimate for engineering, design, construction oversight, construction, operation and maintenance
- Develop a Summary Report that defines above and next steps to move project to design and permitting.





# 2. COMMUNITY MEETING RECAP



# COMMUNITY MEETING #1 - A SUMMARY

## WHAT WE HEARD:

The community was interested in an open air rink and some degree of enclosure.

The most successful components of the current rink are the **outdoors**, the **connection to nature, views**, and a **sense of magic, memories** and **history**.

Most people think the elements that need most **improvement** are the **support facilities** and **closures due to weather**.

In addition to the ice rink, most people are interested in the team considering **year round program for the whole community**, not just those that play hockey.

There is concern for the **transportation and parking demand**.





# COMMUNITY MEETING #1 - A SUMMARY

## What element of the existing rink needs the most improvement?

**SUPPORT FACILITIES SUCH AS WARMING HUT, LOCKER ROOMS, AND SKATE RENTAL.**



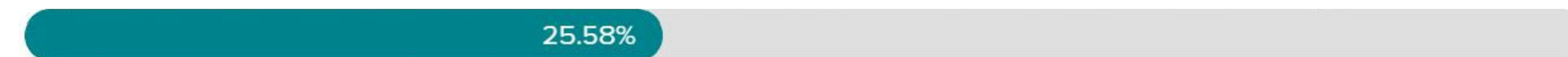
## SUSTAINABILITY AND HIGH ENERGY DEMAND.



## SEATING TO VIEW GAMES AND PRACTICES.



## SEPARATION BETWEEN TEAMS THAT NEED THE ICE FOR PRACTICE AND LEISURE SKATING.



## EVENING OR NIGHT SKATING SUPPORT.



**CLOSURES DUE TO WEATHER.**



## ACCESS TO PARKING.



OTHER.



## What element of the existing rink is the most successful?



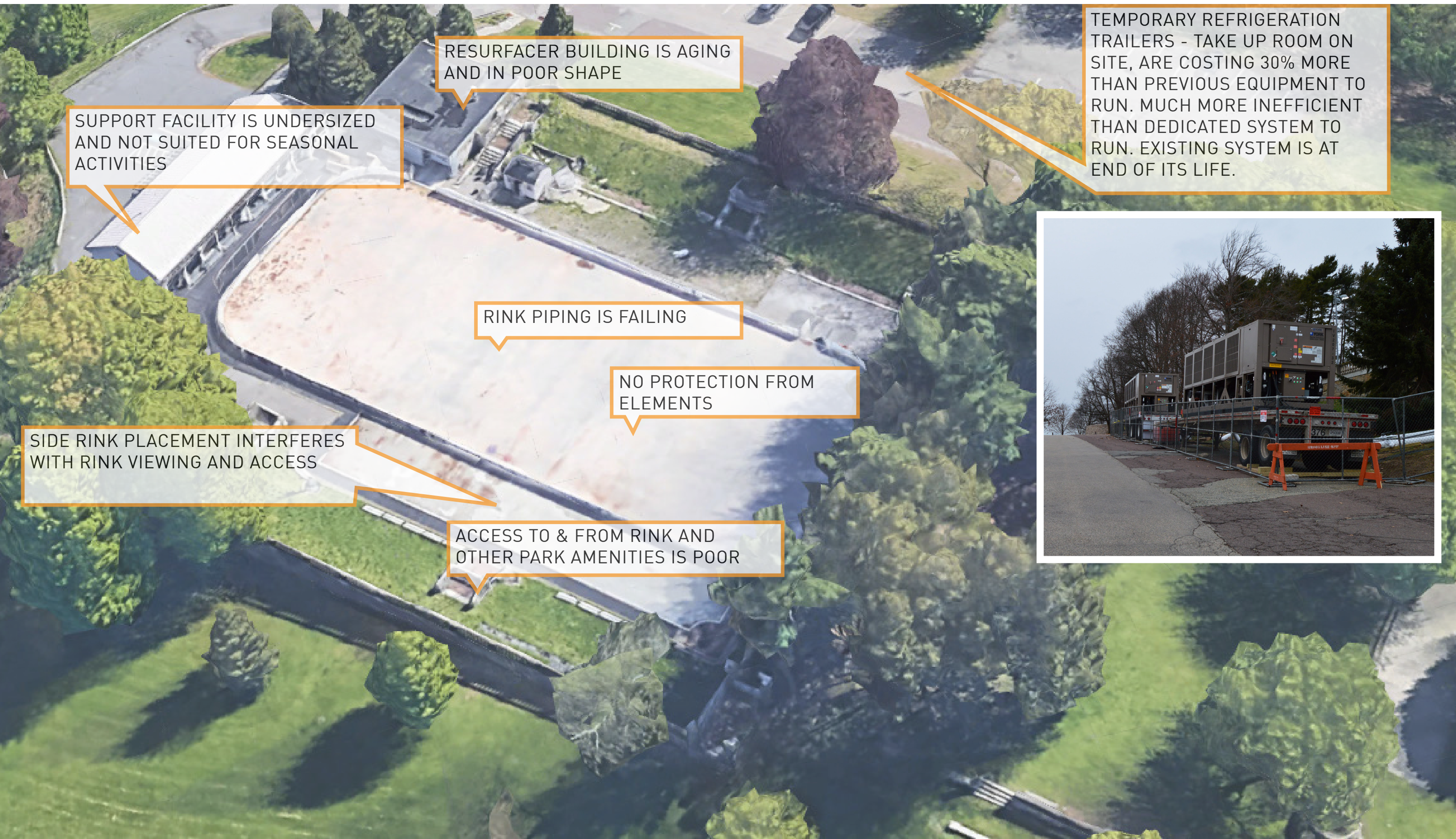




# 3. EXISTING CONDITIONS



# EXISTING CONDITIONS - FACILITY



RESURFACER BUILDING IS AGING AND IN POOR SHAPE

SUPPORT FACILITY IS UNDERSIZED AND NOT SUITED FOR SEASONAL ACTIVITIES

TEMPORARY REFRIGERATION TRAILERS - TAKE UP ROOM ON SITE, ARE COSTING 30% MORE THAN PREVIOUS EQUIPMENT TO RUN. MUCH MORE INEFFICIENT THAN DEDICATED SYSTEM TO RUN. EXISTING SYSTEM IS AT END OF ITS LIFE.

RINK PIPING IS FAILING

NO PROTECTION FROM ELEMENTS

SIDE RINK PLACEMENT INTERFERES WITH RINK VIEWING AND ACCESS

ACCESS TO & FROM RINK AND OTHER PARK AMENITIES IS POOR





# FACILITY SUPPORT USES

TYPICAL SUPPORT SPACES IN A SKATING FACILITY OTHER THAN THE ICE RINK ITSELF



SPECTATOR SEATING



SKATE RENTALS



LOCKERS



ICE RESURFACER PARKING



CONCESSIONS



WARMING AREAS - INDOOR



# EXISTING CONDITIONS - SITE

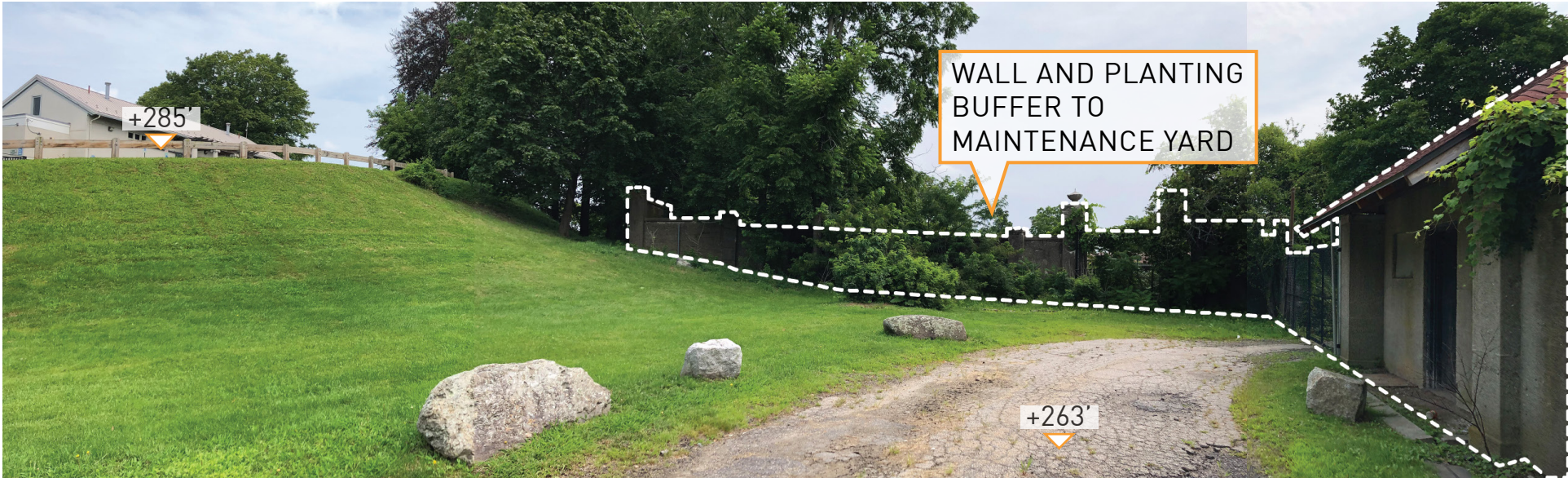




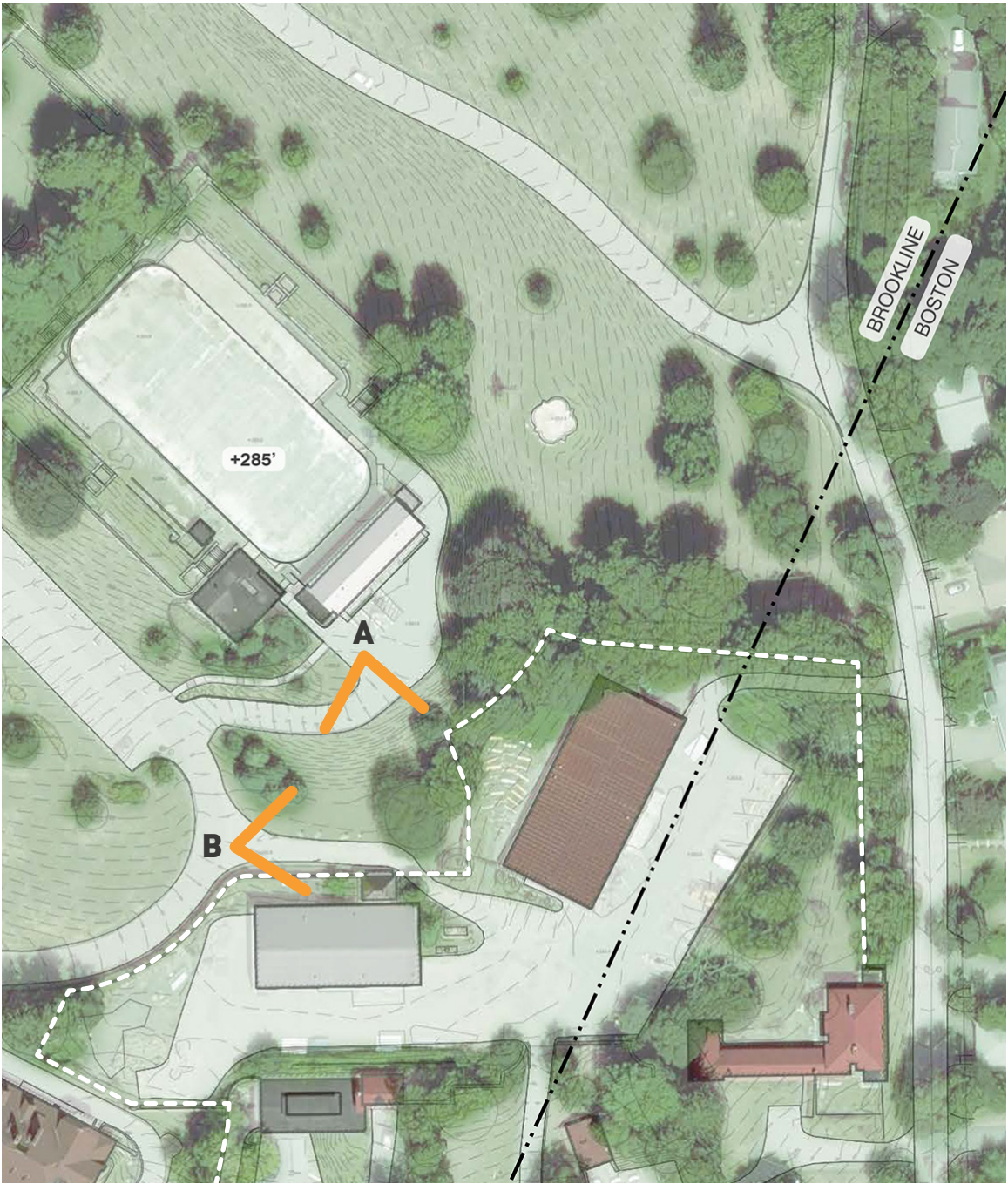
# SITE PHOTOS



A - View of Maintenance Yard from Ice Rink



B - Maintenance Yard Entry





# SITE PHOTOS - MAINTENANCE YARD INTERIOR



Panorama of Maintenance Yard Interior; Standing at Back Gate



View A: East edge of Maintenance Yard



View B: West edge of Maintenance Yard



View C: Back Gate



# SITE PHOTOS - ICE RINK FROM ENTRY DRIVE



Existing Entry Experience at Parking Lot



Existing Entry Experience at Driveway



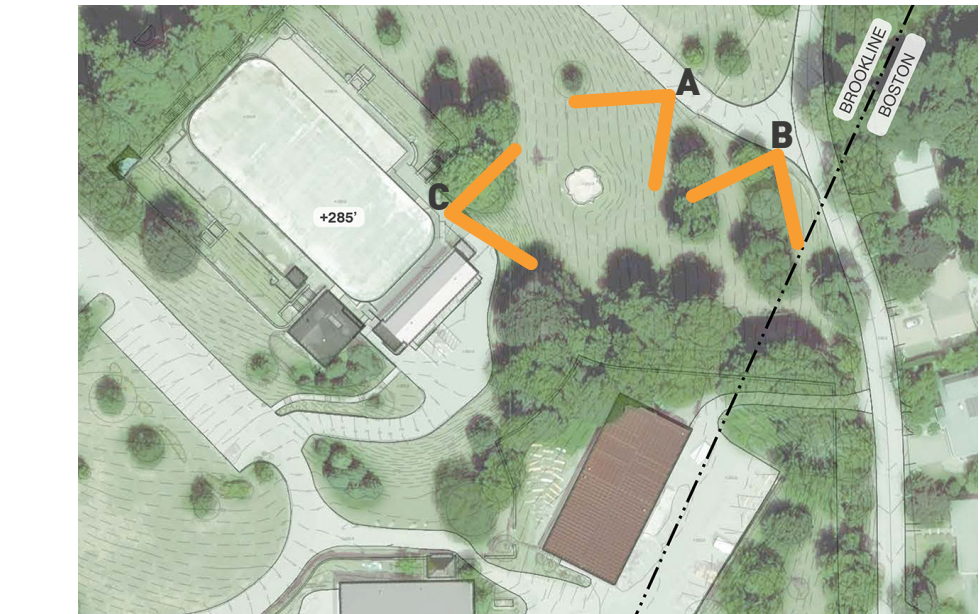
# SITE PHOTOS - ICE RINK FROM AVON STREET EXIT



A - Ice Rink from Avon Street Exit



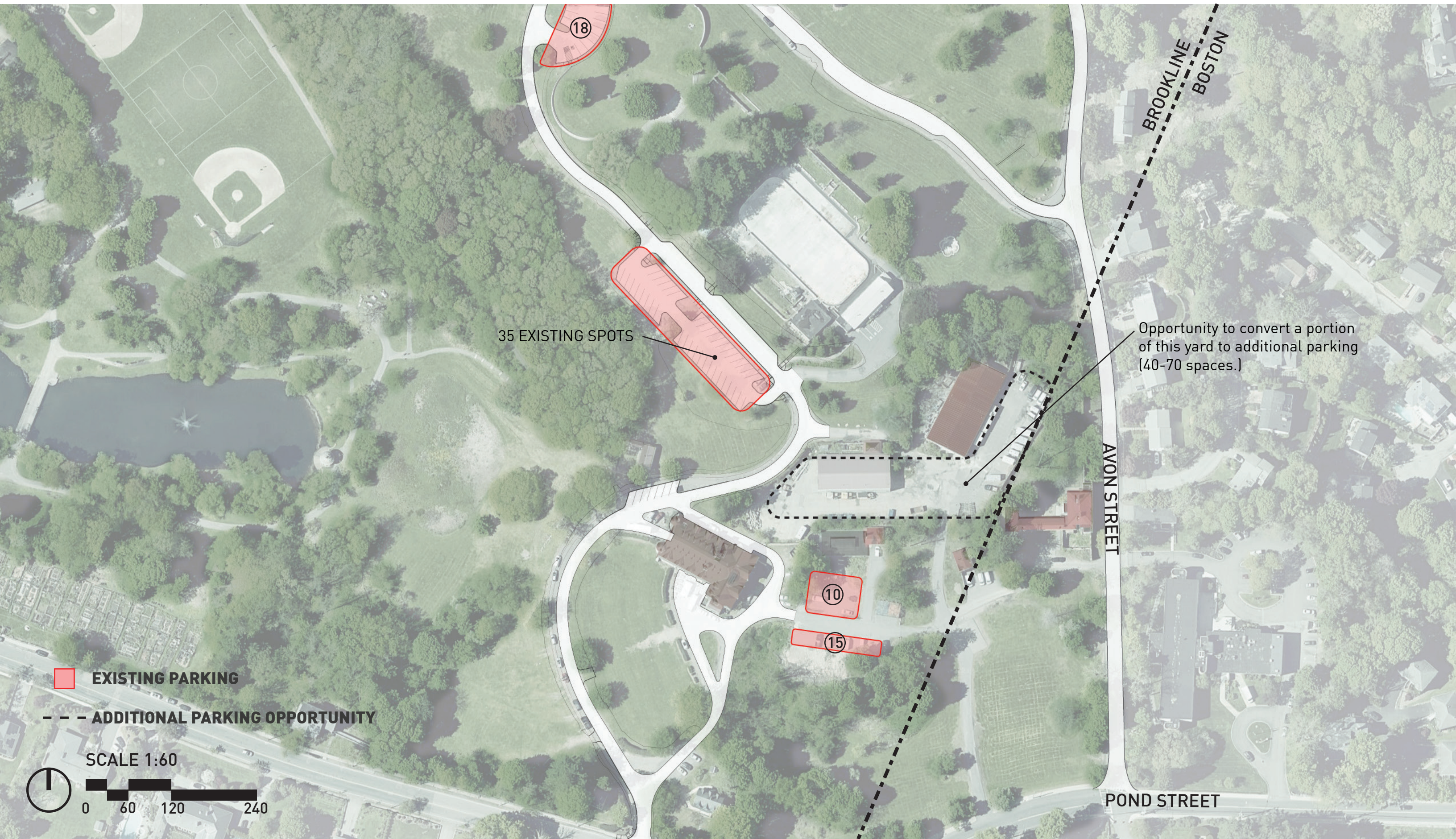
B - Maintenance Yard from Avon Street Exit



C - View from Ice Rink towards Avon Street Exit



# EXISTING AND FUTURE PARKING





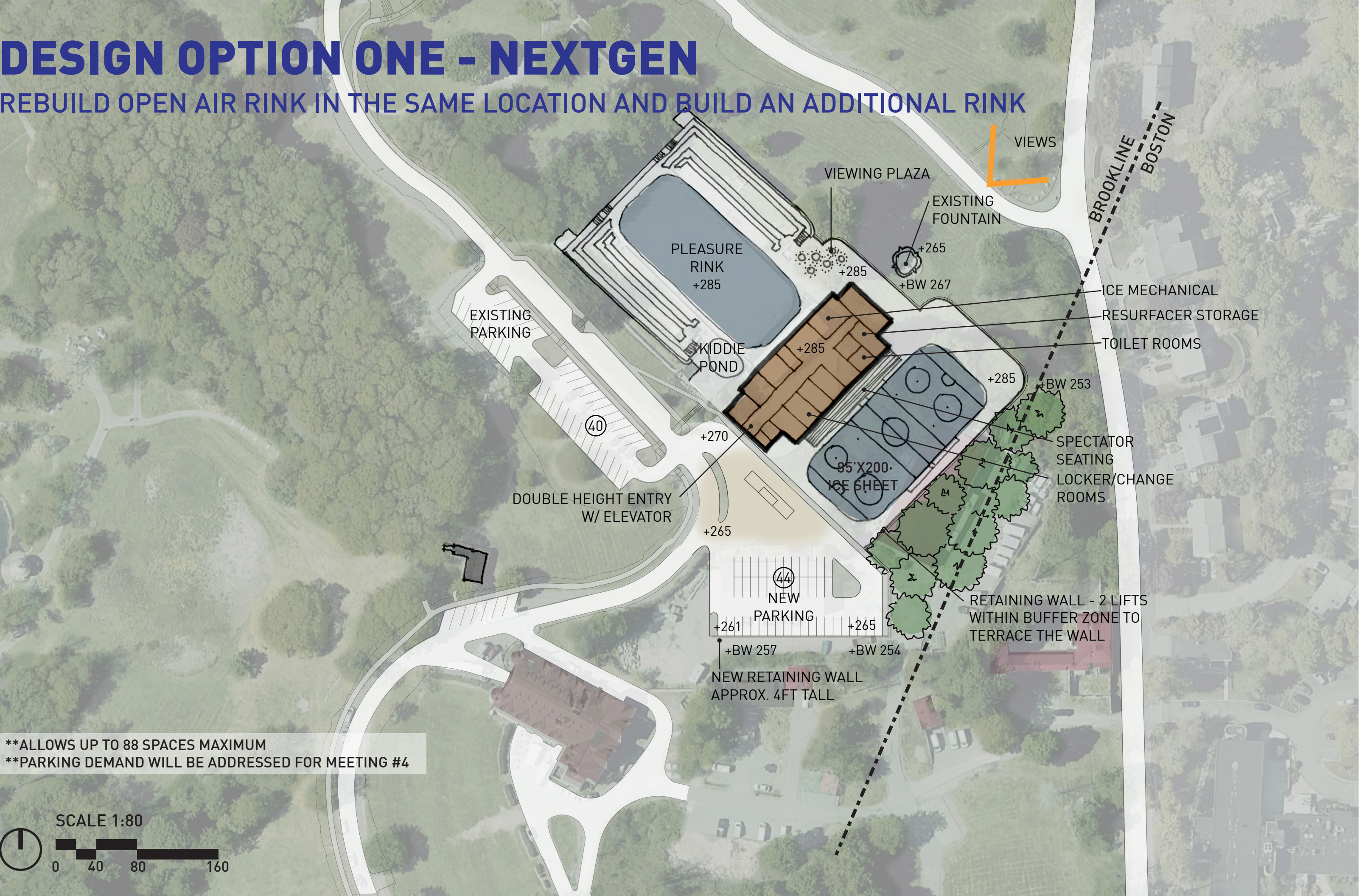
# 4. DESIGN CONCEPTS



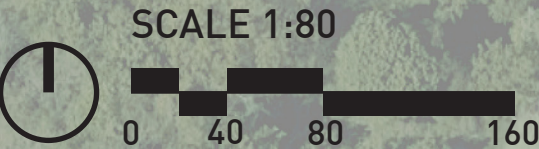


# DESIGN OPTION ONE - NEXTGEN

REBUILD OPEN AIR RINK IN THE SAME LOCATION AND BUILD AN ADDITIONAL RINK



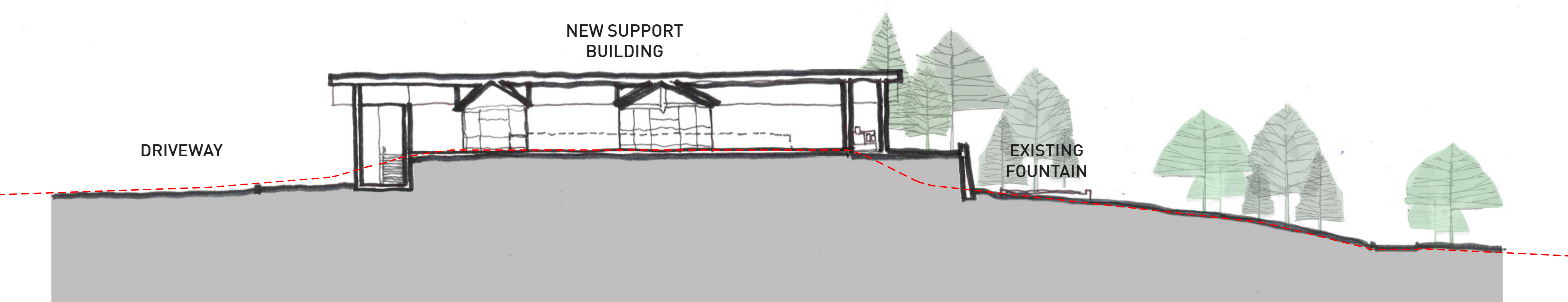
\*\*ALLOWS UP TO 88 SPACES MAXIMUM  
\*\*PARKING DEMAND WILL BE ADDRESSED FOR MEETING #4





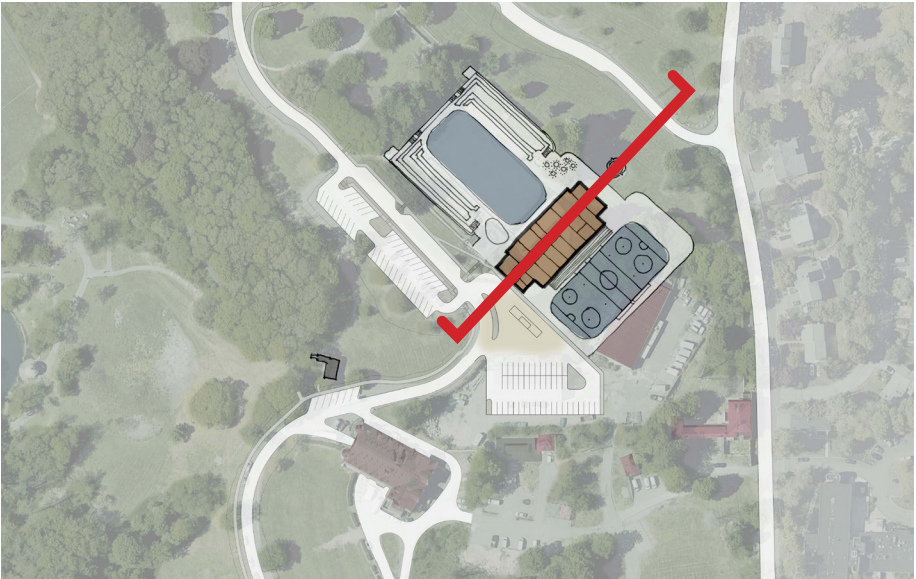
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REBUILD OPEN AIR RINK IN THE SAME LOCATION AND BUILD AN ADDITIONAL RINK



\*\*SECTION IS DIAGRAMMATIC AND COMMUNICATES OVERALL RELATIONSHIPS

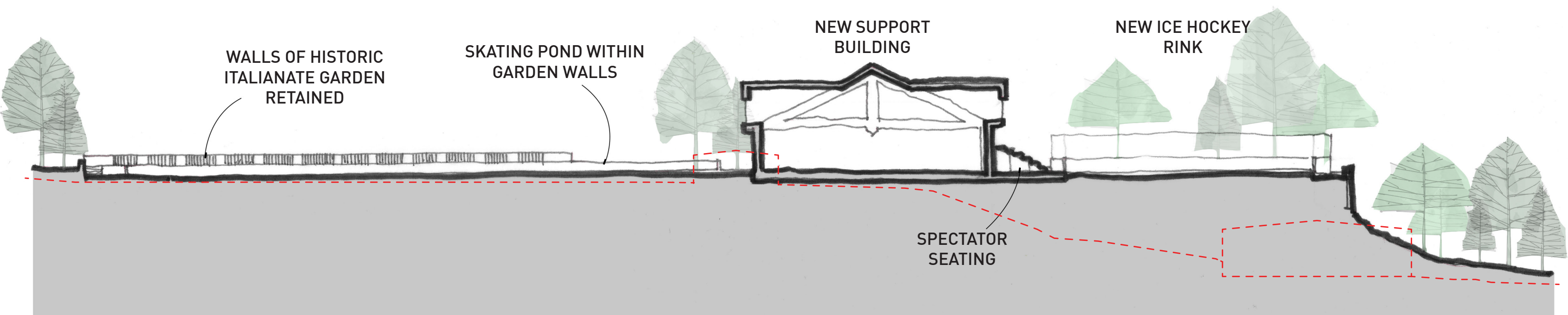
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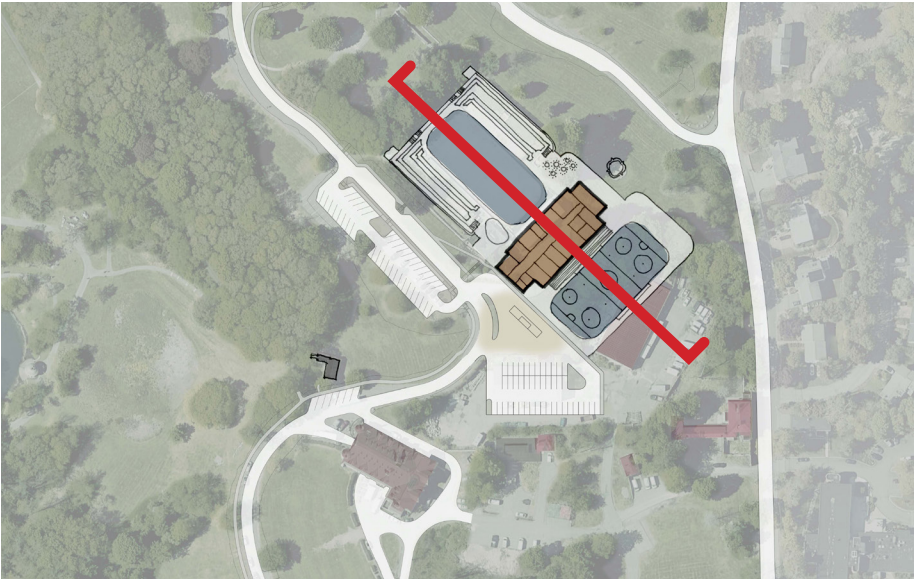
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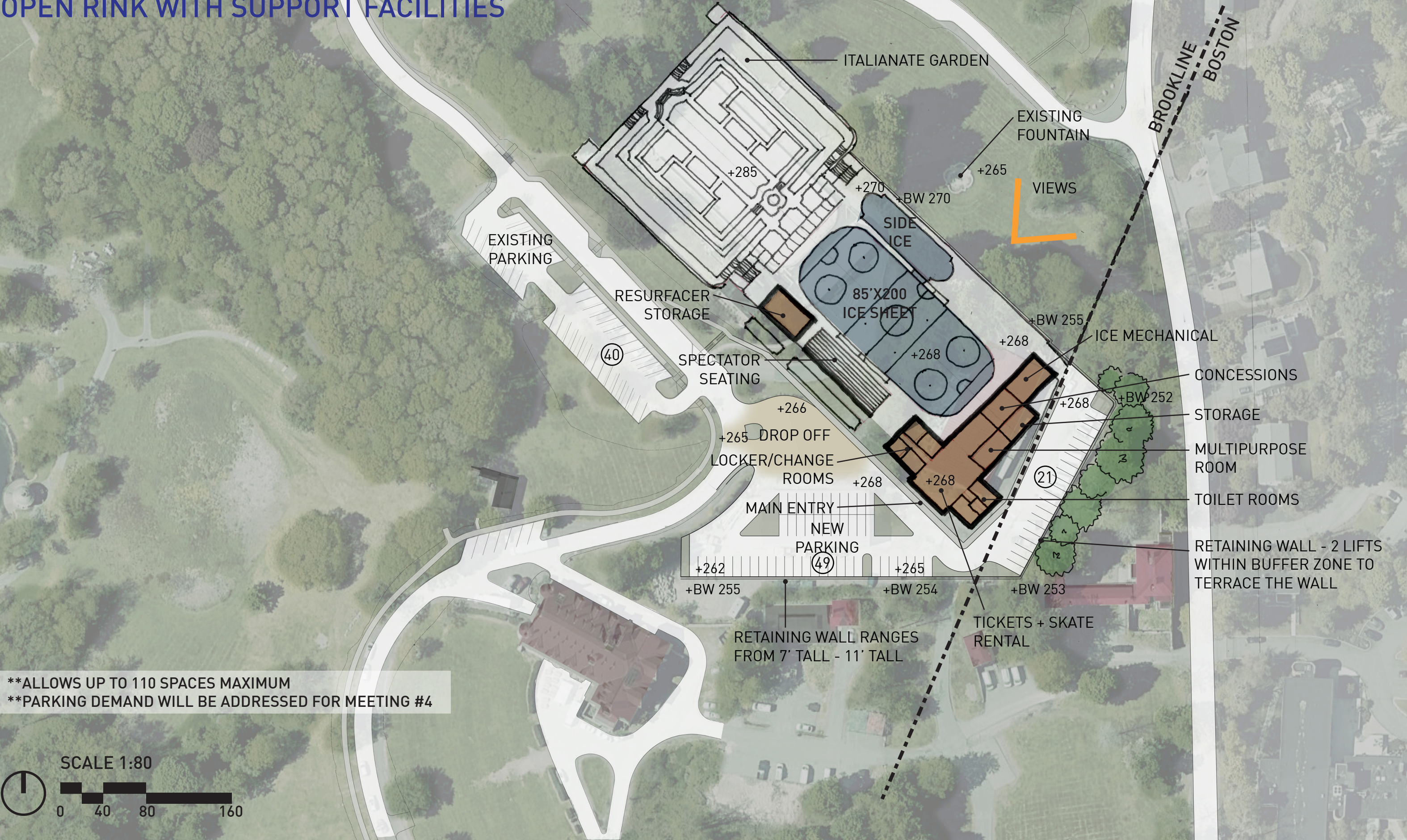
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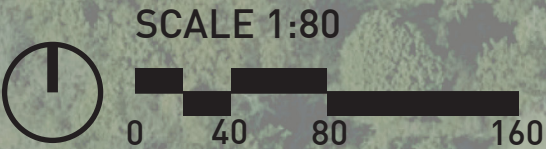
# DESIGN OPTION TWO - "STARS"

## OPEN RINK WITH SUPPORT FACILITIES



\*\*ALLOWS UP TO 110 SPACES MAXIMUM

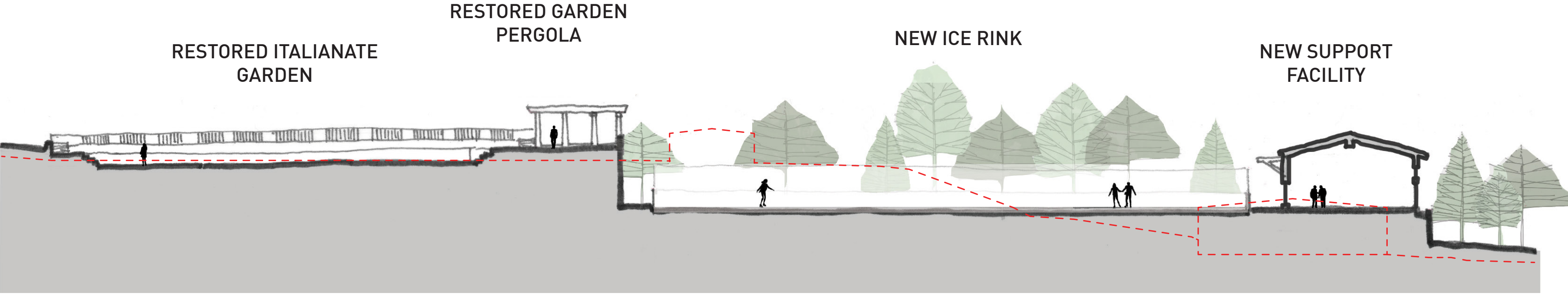
\*\*PARKING DEMAND WILL BE ADDRESSED FOR MEETING #4





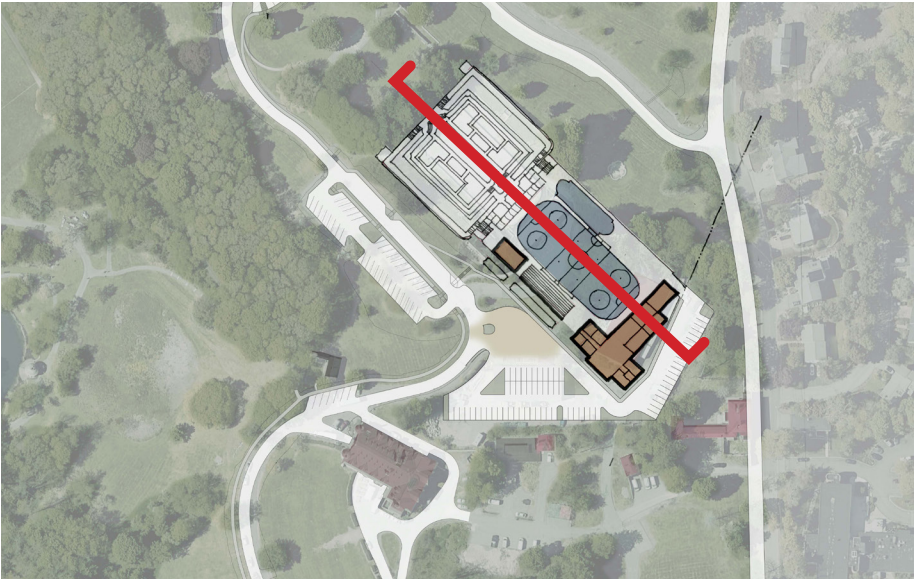
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## OPEN RINK WITH SUPPORT FACILITIES



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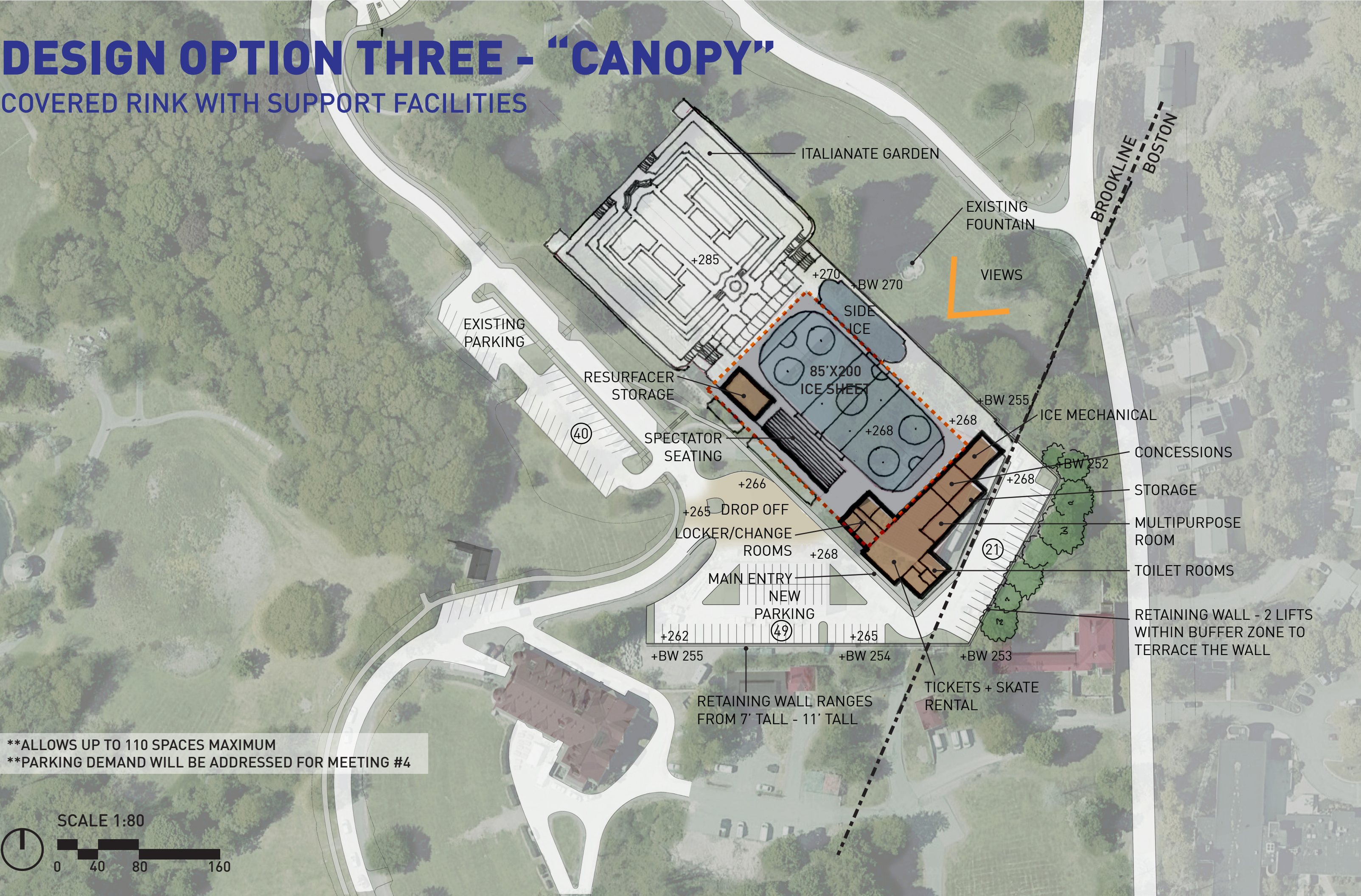
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# DESIGN OPTION THREE - "CANOPY"

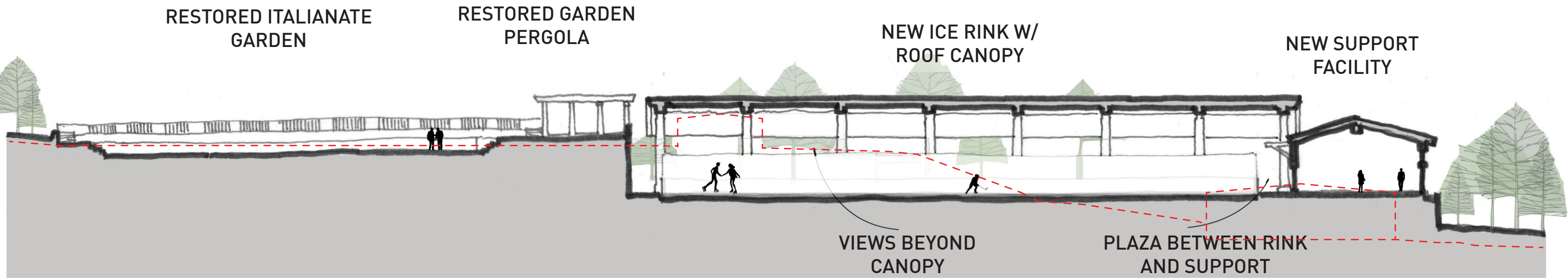
## COVERED RINK WITH SUPPORT FACILITIES





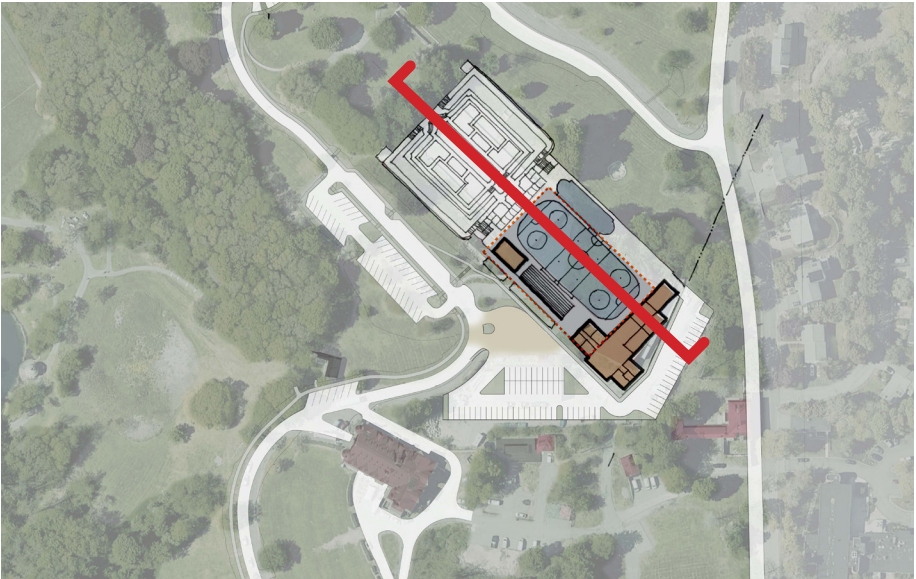
# DESIGN OPTION THREE - "CANOPY"

## COVERED RINK WITH SUPPORT FACILITIES



\*\*SECTION IS DIAGRAMMATIC AND COMMUNICATES OVERALL RELATIONSHIPS

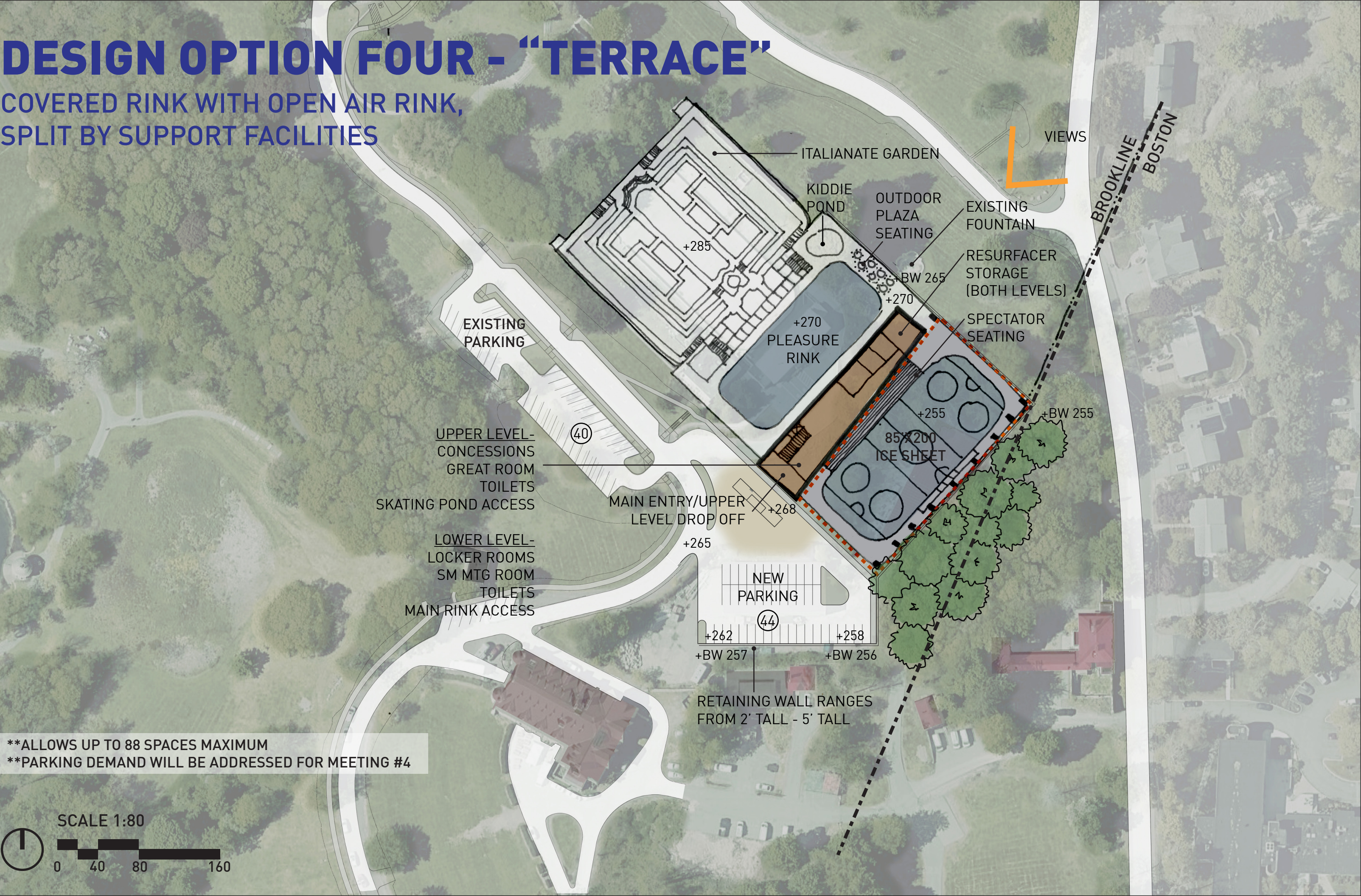
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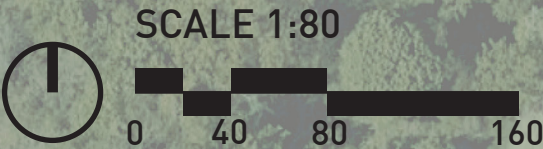


# DESIGN OPTION FOUR - "TERRACE"

COVERED RINK WITH OPEN AIR RINK,  
SPLIT BY SUPPORT FACILITIES



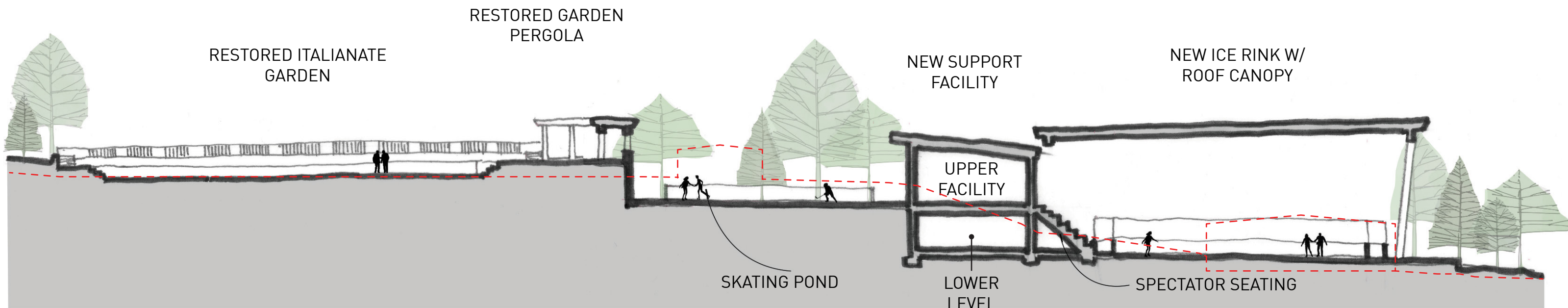
\*\*ALLOWS UP TO 88 SPACES MAXIMUM  
\*\*PARKING DEMAND WILL BE ADDRESSED FOR MEETING #4





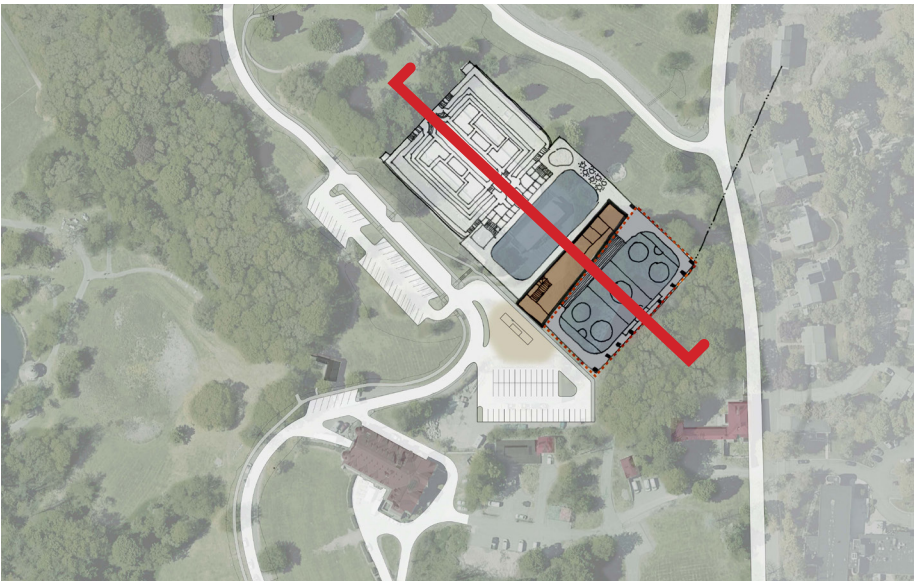
# DESIGN OPTION FOUR - "TERRACE"

COVERED RINK WITH OPEN AIR RINK,  
SPLIT BY SUPPORT FACILITIES



\*\*SECTION IS DIAGRAMMATIC AND COMMUNICATES OVERALL RELATIONSHIPS

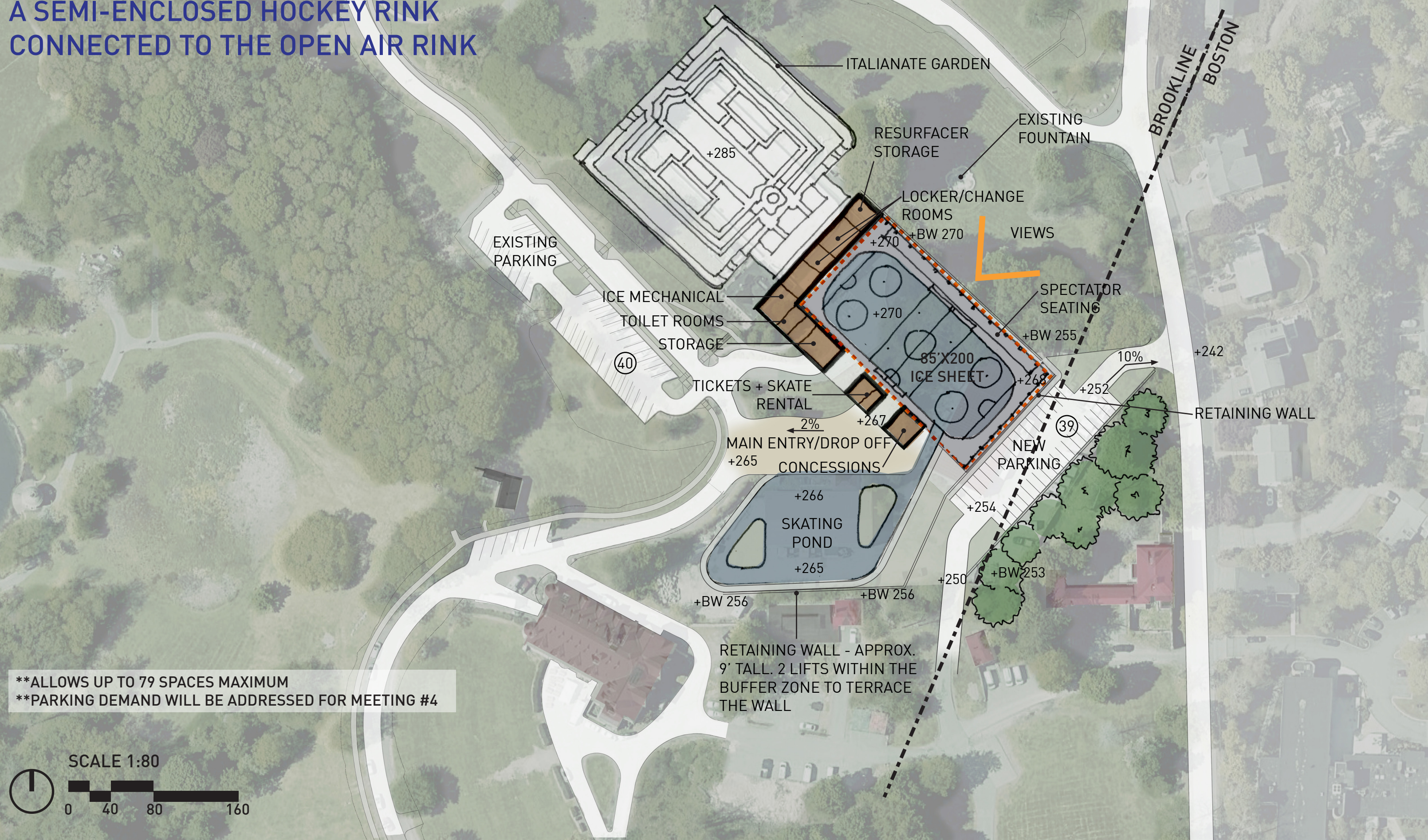
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# DESIGN OPTION FIVE - "LOOP"

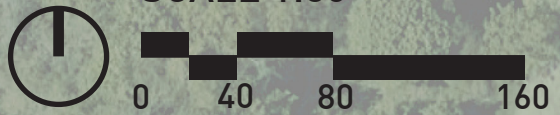
## A SEMI-ENCLOSED HOCKEY RINK CONNECTED TO THE OPEN AIR RINK



**\*\*ALLOWS UP TO 79 SPACES MAXIMUM**

**\*\*PARKING DEMAND WILL BE ADDRESSED FOR MEETING #4**

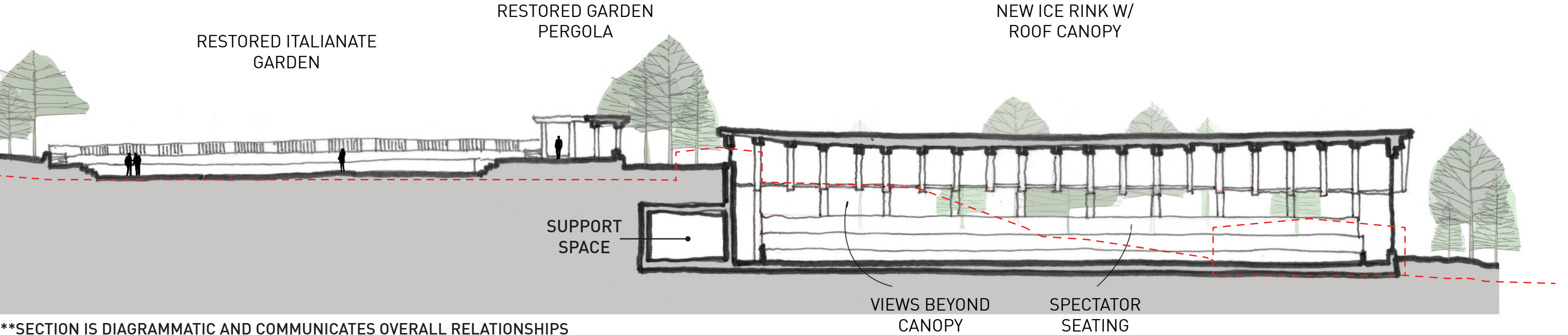
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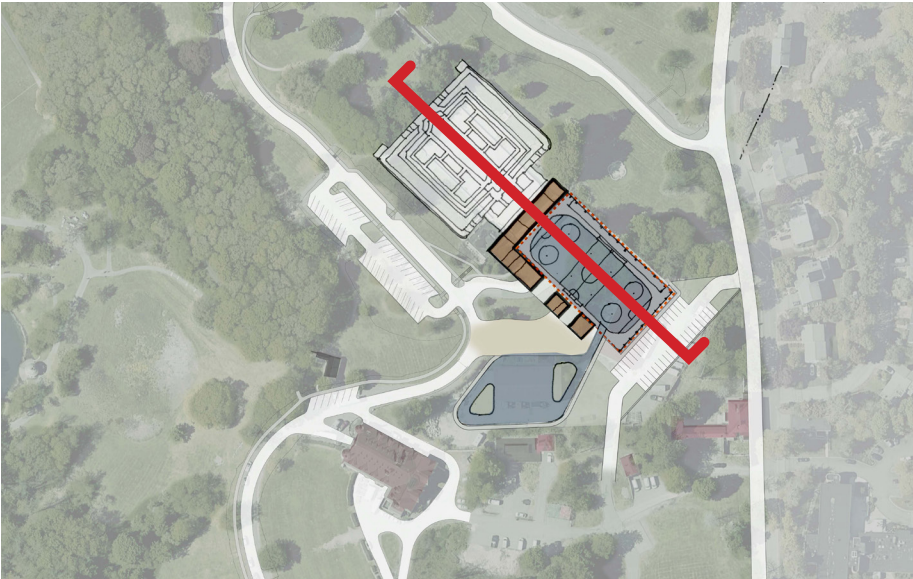
# DESIGN OPTION FIVE - “LOOP”

A SEMI-ENCLOSED HOCKEY RINK  
CONNECTED TO THE OPEN AIR RINK



\*\*SECTION IS DIAGRAMMATIC AND COMMUNICATES OVERALL RELATIONSHIPS

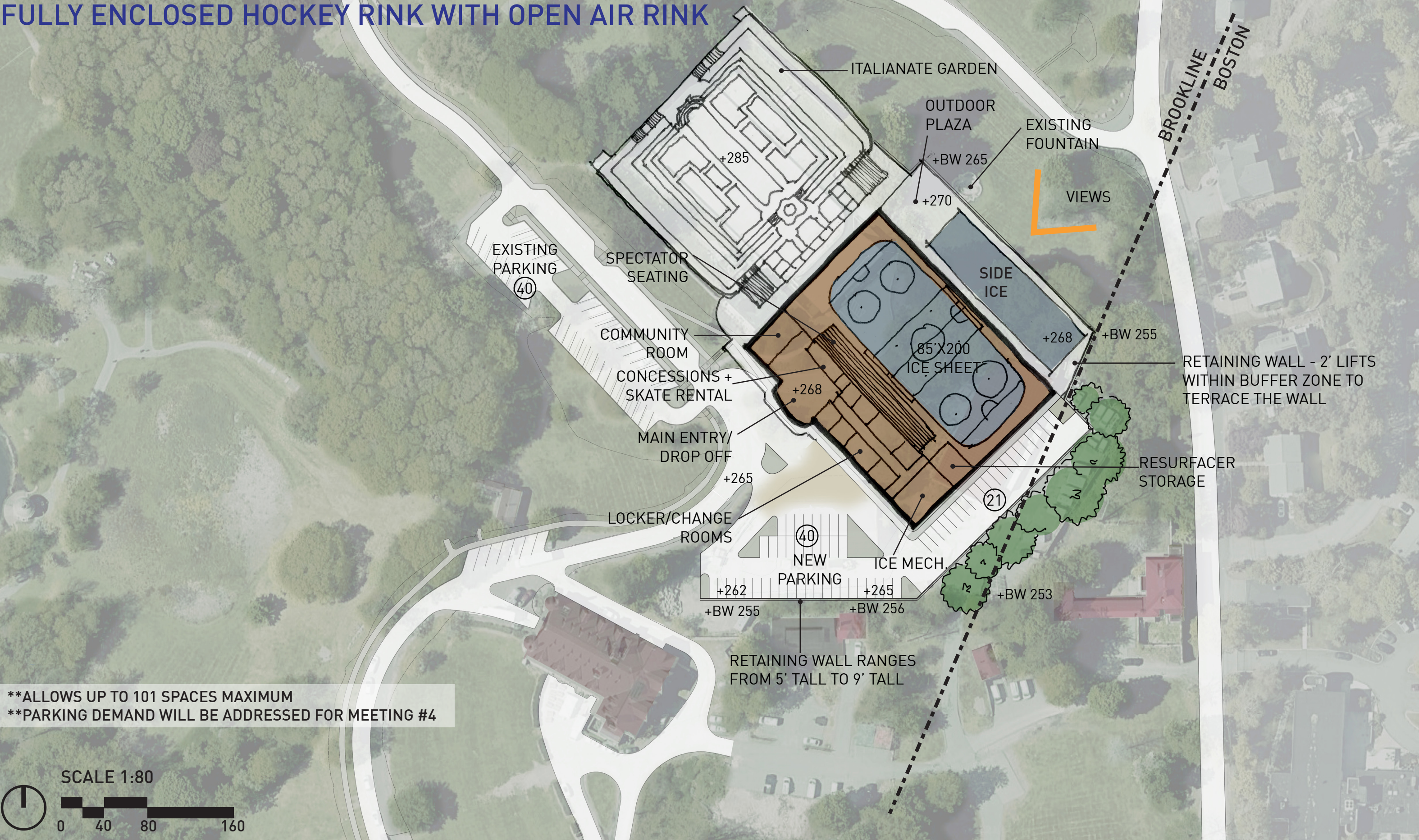
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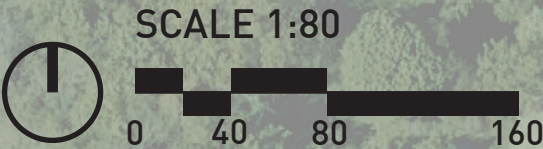


# DESIGN OPTION SIX - "THE HEARTH"

FULLY ENCLOSED HOCKEY RINK WITH OPEN AIR RINK



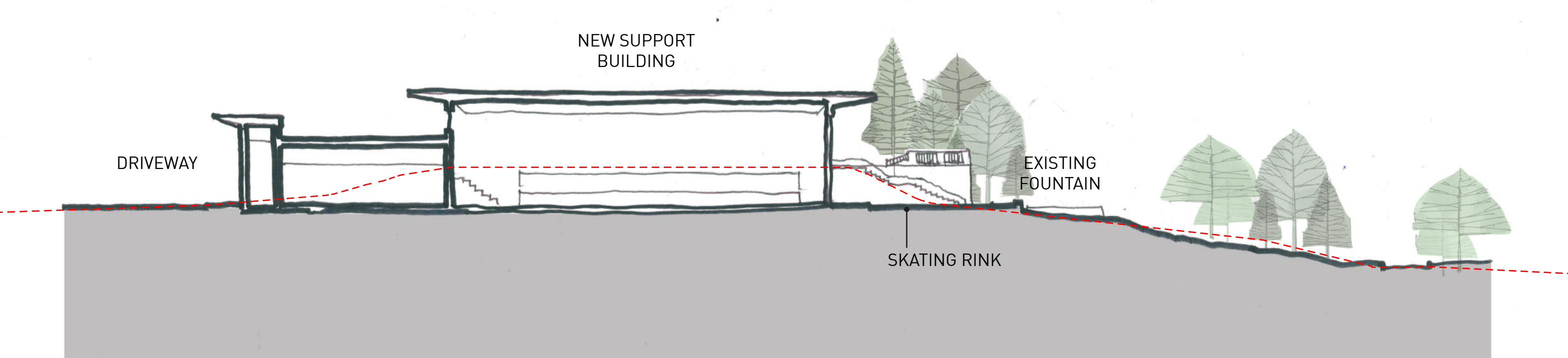
\*\*ALLOWS UP TO 101 SPACES MAXIMUM  
\*\*PARKING DEMAND WILL BE ADDRESSED FOR MEETING #4





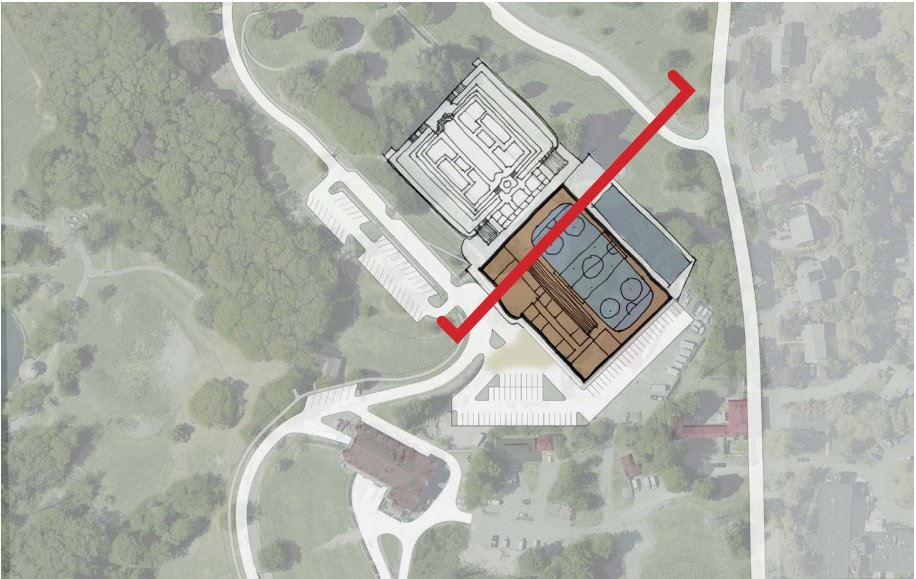
# DESIGN OPTION SIX - "HEARTH"

FULLY ENCLOSED HOCKEY RINK WITH OPEN AIR RINK



\*\*SECTION IS DIAGRAMMATIC AND COMMUNICATES OVERALL RELATIONSHIPS

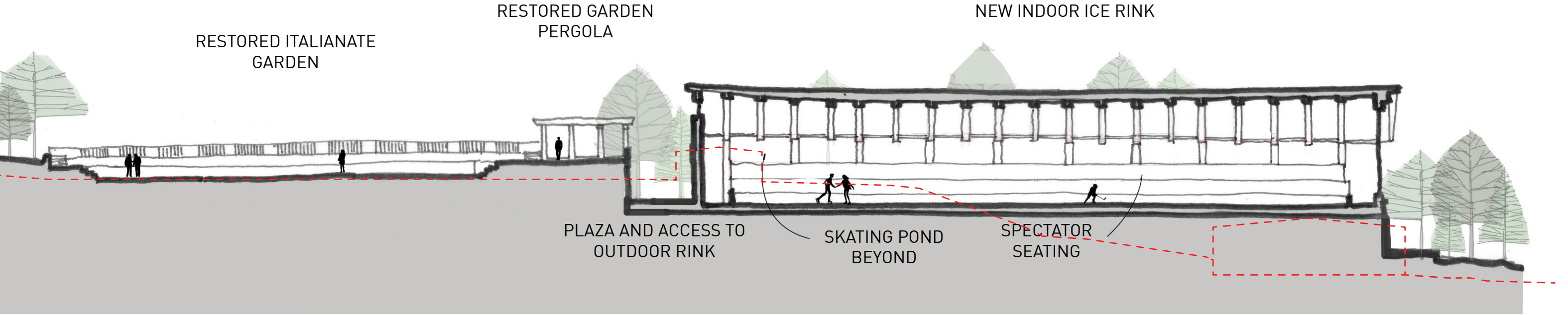
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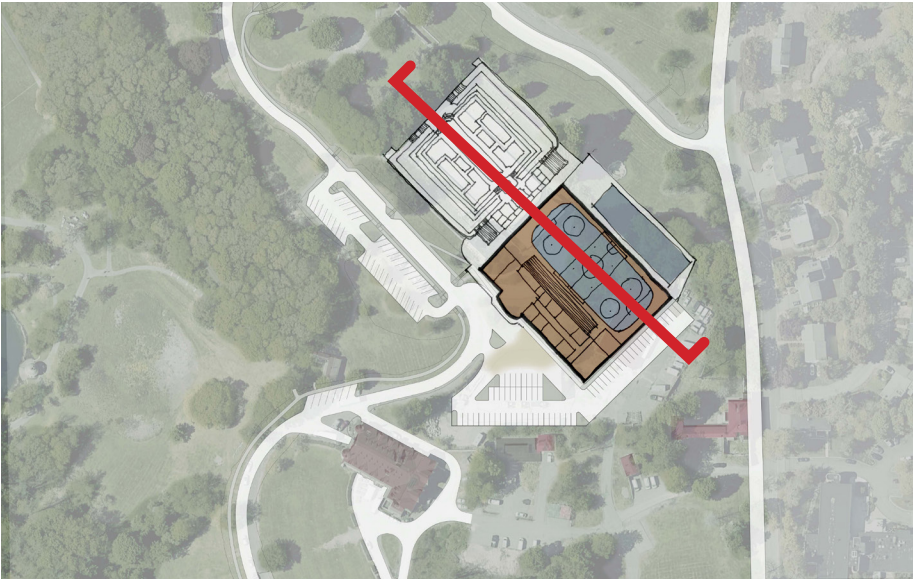
# DESIGN OPTION SIX - "THE HEARTH"

FULLY ENCLOSED HOCKEY RINK WITH OPEN AIR RINK



\*\*SECTION IS DIAGRAMMATIC AND COMMUNICATES OVERALL RELATIONSHIPS

SCALE 1:32





# ALL YEAR ACTIVATION

PERSONAL FITNESS  
CLASSES

FAMILY EVENTS  
(MOVIE NIGHTS,  
MUSIC EVENTS)

CAMP SPACE

SOCCER

LACROSSE

FIELD  
HOCKEY

ARCHERY

OUTDOOR POOL/  
SPLASH PAD

PICKLEBALL

PLATFORM  
TENNIS

STREET HOCKEY

VOLLEYBALL





# DESIGN CONCEPTS - COMMUNITY POLLING

**Which design option was your favorite?**

**Which design option was your least favorite?**

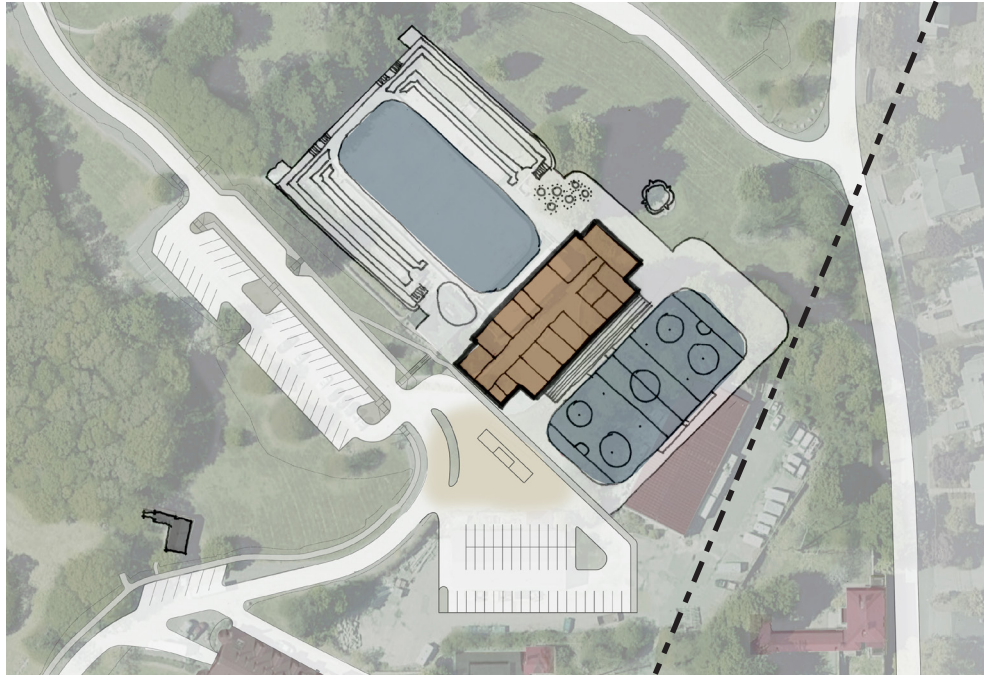
**Which ice rink typology or mix do you prefer?**

**What should we consider as we continue these studies?**

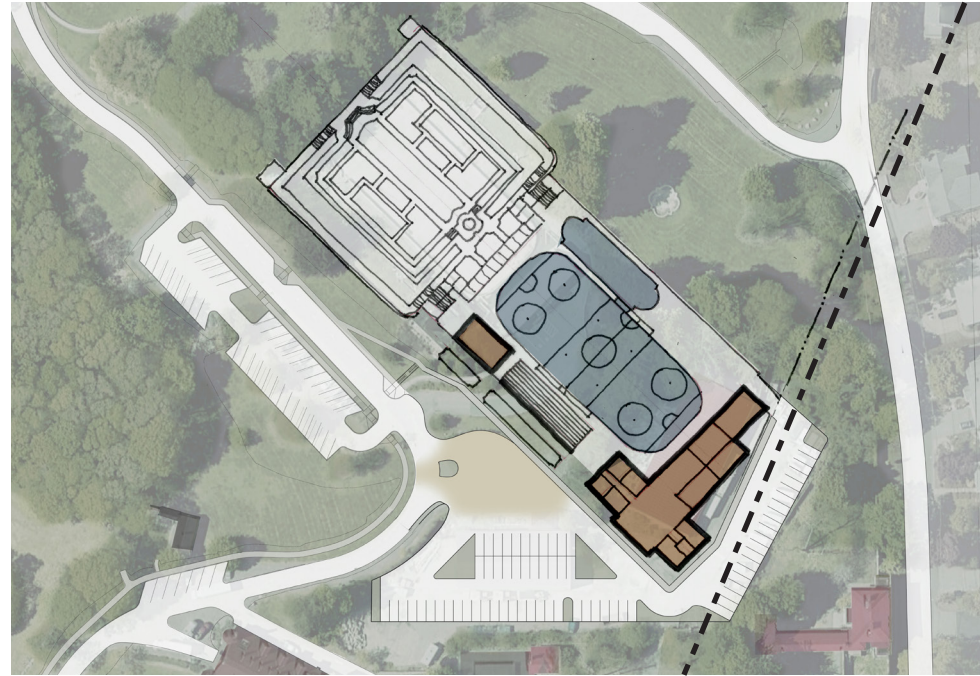


# DESIGN OPTIONS

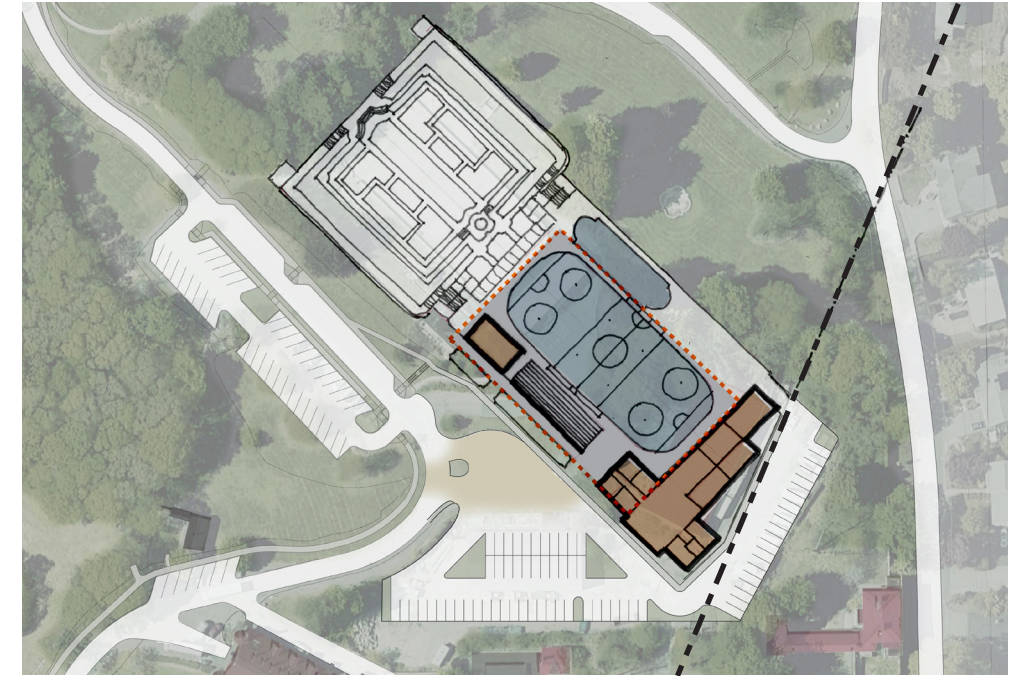
**DESIGN OPTION 1 - “NEXTGEN”**



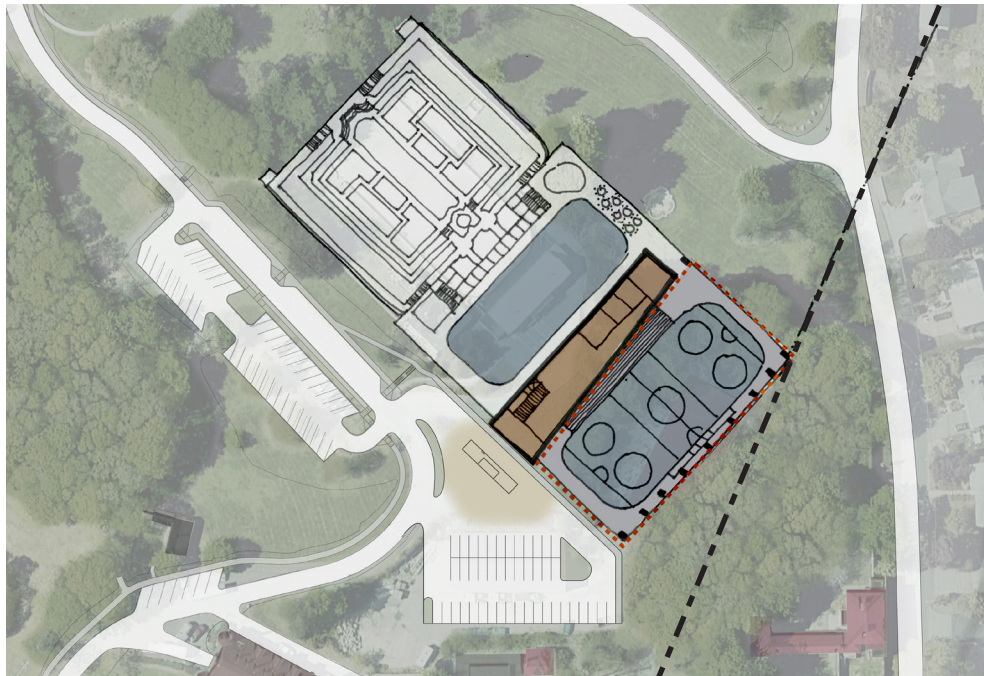
**DESIGN OPTION 2 - “STARS”**



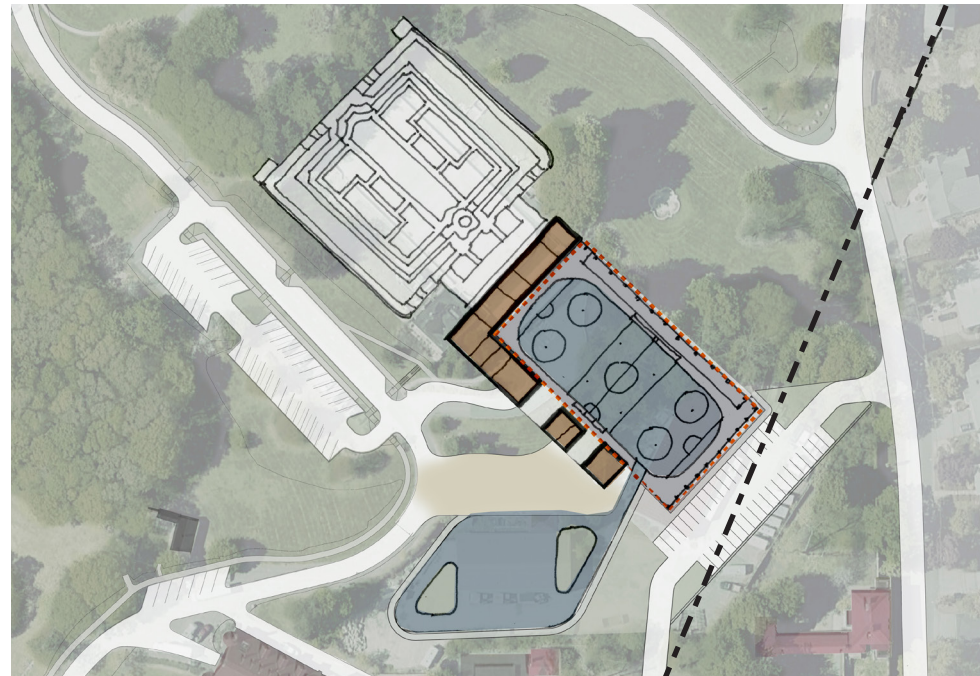
**DESIGN OPTION 3 - “CANOPY”**



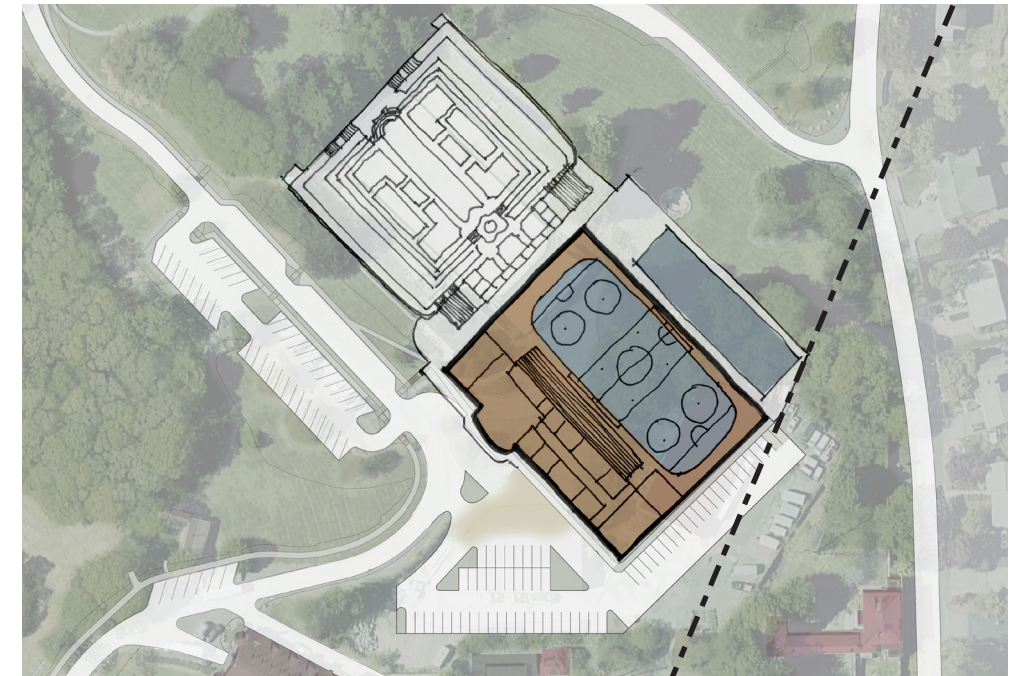
**DESIGN OPTION 4 - “TERRACE”**



**DESIGN OPTION 5 - “LOOP”**



**DESIGN OPTION 6 - “HEARTH”**



**Which design option was your favorite?**

**Which design option was your least favorite?**

**Which ice rink typology or mix do you prefer?**

**What should we consider as we continue these studies?**



# COMMUNITY DISCUSSION.

Please join us for Q/A, we would like to hear your feedback and thoughts on the Design Options. Or email Alexandra ([avecchio@brooklinema.gov](mailto:avecchio@brooklinema.gov)).







# 5. ALTERNATIVE SITE DISCUSSION



# ALTERNATIVE SITES



**NEWBURY COLLEGE**  
**3.14 ACRES**



**PUTTERHAM WOODS**  
**15.38 ACRES**



**SOULE RECREATION CENTER**  
**(UPPER)**  
**4.24 ACRES**



**DANE PARK**  
**17.23 ACRES**



# COMMUNITY DISCUSSION.

Please join us for Q/A, we would like to hear your feedback and thoughts on the Alternative Site. Or email Alexandra ([avecchio@brooklinema.gov](mailto:avecchio@brooklinema.gov)).





# THANK YOU.

We would like to hear your feedback and thoughts, email Alexandra  
([avecchio@brooklinema.gov](mailto:avecchio@brooklinema.gov)).





# APPENDIX: EVALUATION FOR EACH DESIGN OPTION



# DESIGN OPTION ONE - NEXT GEN

REBUILD OPEN AIR RINK IN THE SAME LOCATION AND BUILD AN ADDITIONAL RINK

## CRITERIA

## EVALUATION

SUSTAINABILITY

(+) Possible to add solar to the canopy to help offset energy demands

VIEWS / EXPERIENCE

**(+) Maintains the current “magic” and connection to nature.**  
**(+) Maintains current views.**  
(+) Expanded double height entry mitigates the grade change at drop off.  
(+) New rink set lower in the hill

CAPACITY FOR GROWTH

(+) Possible to offer hockey on the pleasure rink. Possible to grow hockey program in the future.

ICE SEASON DURATION

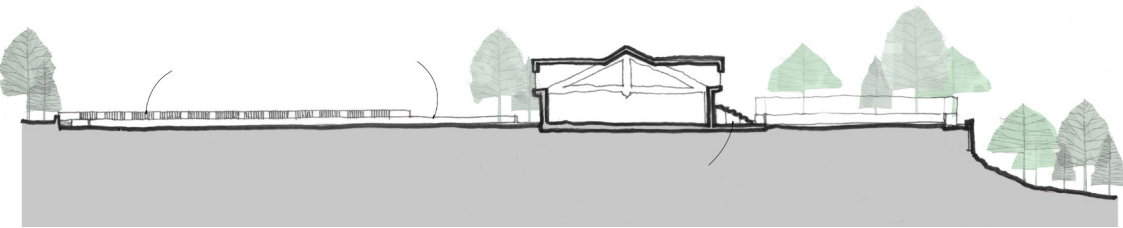
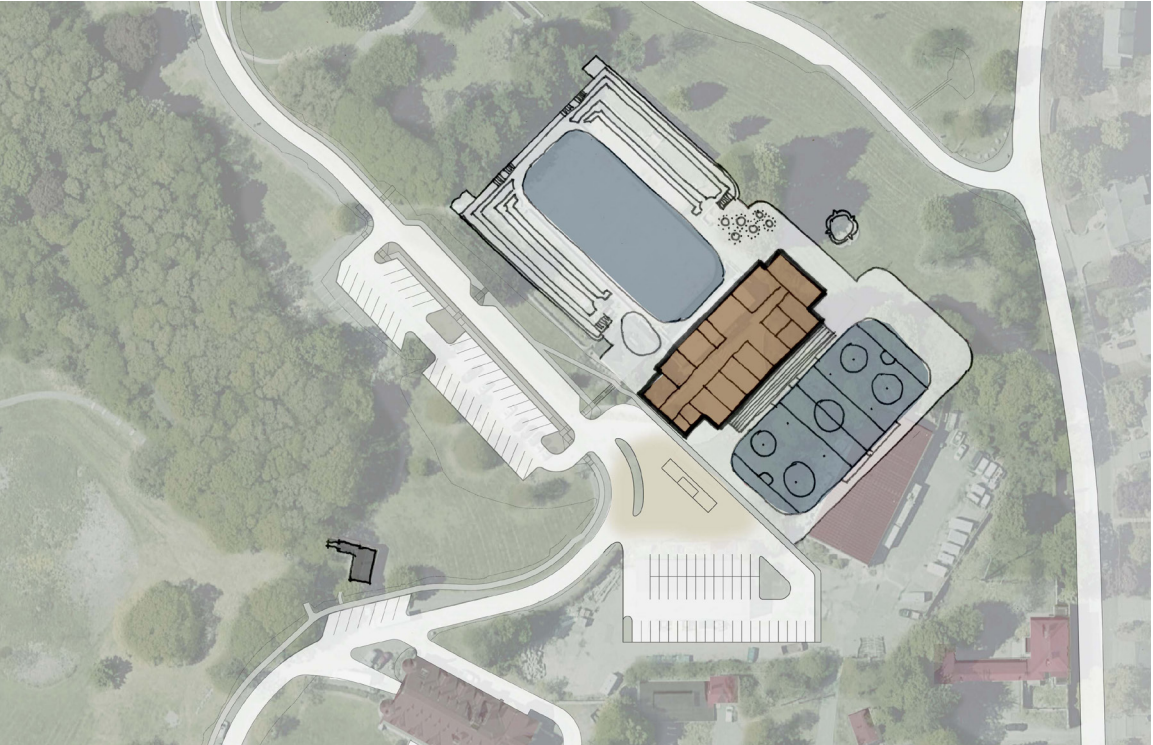
(+) Lengthens skating season from existing.

ALL YEAR ACTIVATION

(+) Rinks can be converted for summer programming.  
(-) Pleasure rink may not be able to be converted to a splash pad depending on historic foundations.

PARKING AND ACCESS

(+) Potential to increase parking.





# DESIGN OPTION TWO - “STARS”

## OPEN RINK WITH SUPPORT FACILITIES

### CRITERIA

### EVALUATION

SUSTAINABILITY

- (-) Maintains high energy costs.
- (-) Difficult to regulate ice quality during bad or extreme weather.**

VIEWS / EXPERIENCE

- (+) Brings back the Italianate gardens and connection to history.
- (+) Sets the rink lower on the hill so it is not as imposing to the adjacent neighborhood.
- (+) Enhanced support building.
- (+) Support building within the maintenance yard footprint to minimize view disruptions.**

CAPACITY FOR GROWTH

- (-) Limited capacity for growth with a single regulation sized rink and side ice.**

ICE SEASON DURATION

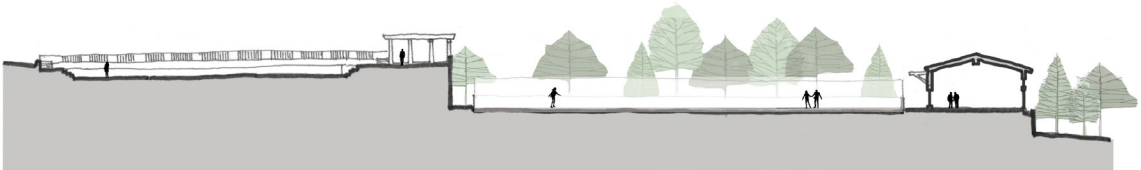
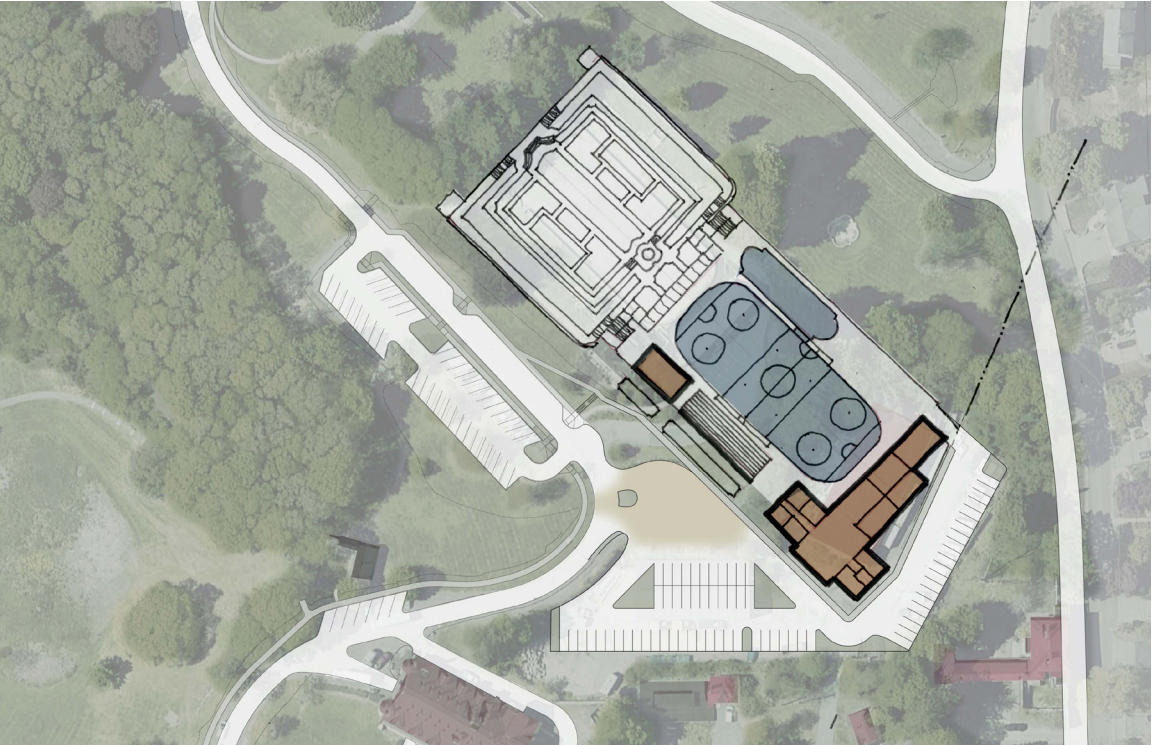
- (-) Maintains existing skating season.

ALL YEAR ACTIVATION

- (+) Rink can be converted for summer programming.
- (-) Summer programming would be exposed to sun with little shading opportunities.

PARKING AND ACCESS

- (+) Sets the drop off closer to the driveway grade and removes stairs/ steep slopes.**
- (+) Potential to increase parking.**





# DESIGN OPTION THREE - “CANOPY”

## COVERED RINK WITH SUPPORT FACILITIES

### CRITERIA

### EVALUATION

SUSTAINABILITY

(+) Possible to add solar to the canopy to help offset energy demands.

VIEWS / EXPERIENCE

(+) Brings back the Italianate gardens and connection to history.  
(+) Sets the rink lower on the hill so it is not as imposing to the adjacent neighborhood.  
**(+) Support building within the maintenance yard footprint to minimize view disruptions.**

CAPACITY FOR GROWTH

**(-) Limited capacity for growth with a single regulation sized rink and side ice.**

ICE SEASON DURATION

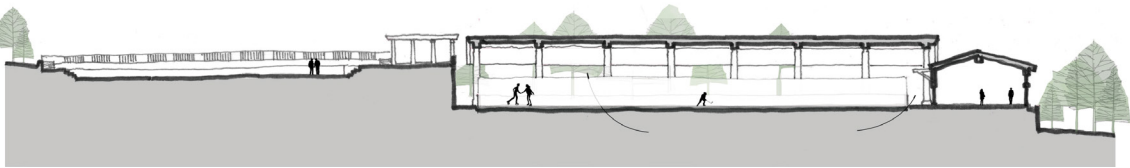
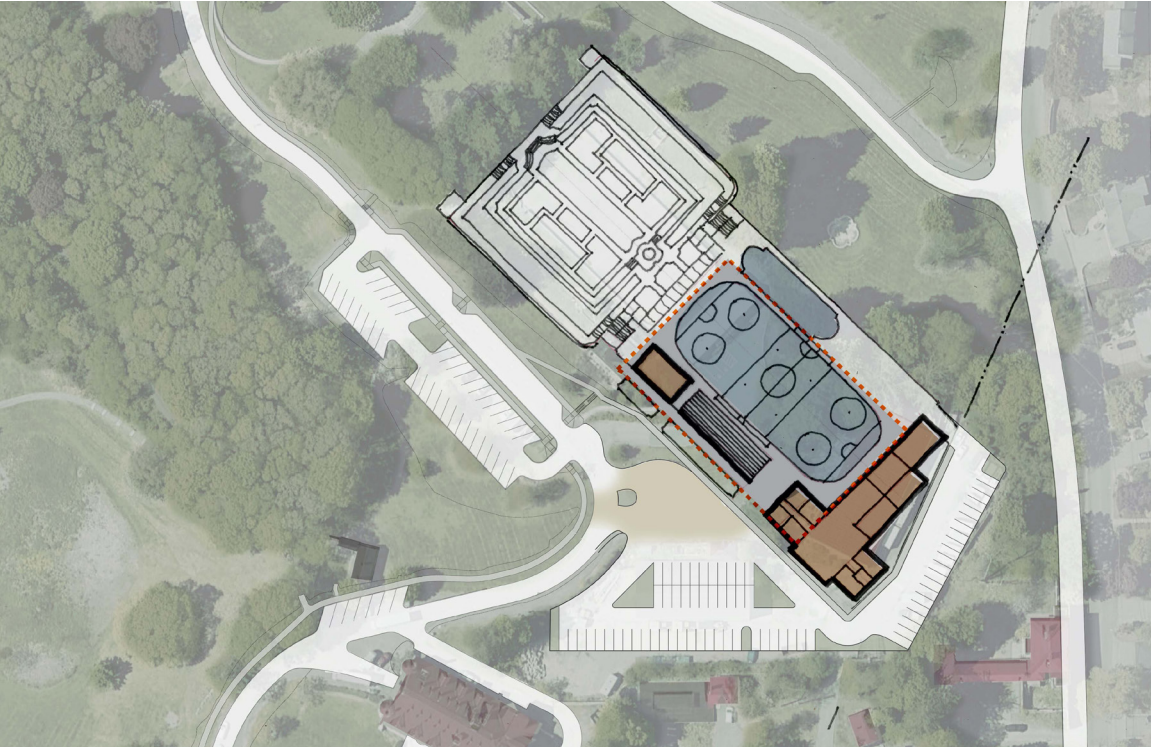
**(+) Lengthens skating season from existing.**

ALL YEAR ACTIVATION

(+) Rink can be converted for summer programming  
**(+) Summer programming would be have shade from the canopy.**

PARKING AND ACCESS

**(+) Sets the drop off closer to the driveway grade and removes stairs/ steep slopes.**  
**(+) Potential to increase parking.**





# DESIGN OPTION FOUR - “TERRACE”

## COVERED RINK WITH OPEN AIR RINK, SPLIT BY SUPPORT FACILITIES

### CRITERIA

### EVALUATION

SUSTAINABILITY

- (+) Possible to add solar to the canopy to help offset energy demands.
- (-) Would require 2 surfacers or a lift to mitigate grade change.**

VIEWS / EXPERIENCE

- (+) Brings back the Italianate gardens and connection to history.
- (+) Breaks the massing by terracing the rinks into the slope.**
- (+) Pleasure rink maintains open views and connection to history. Covered rink within the maintenance yard footprint.
- (+) Possible integration with historic fountain.

CAPACITY FOR GROWTH

- (+) Possible to offer hockey on the pleasure rink.
- (+) Possible to grow hockey program in the future.**

ICE SEASON DURATION

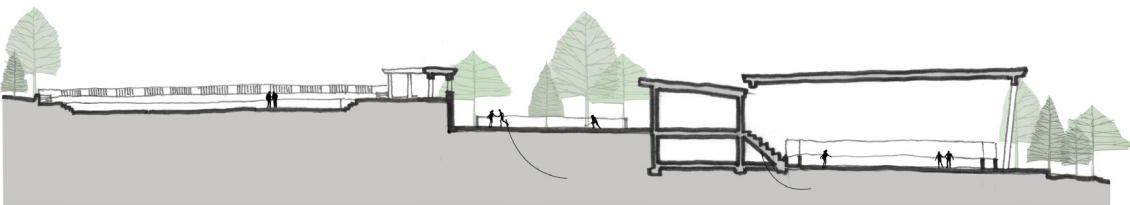
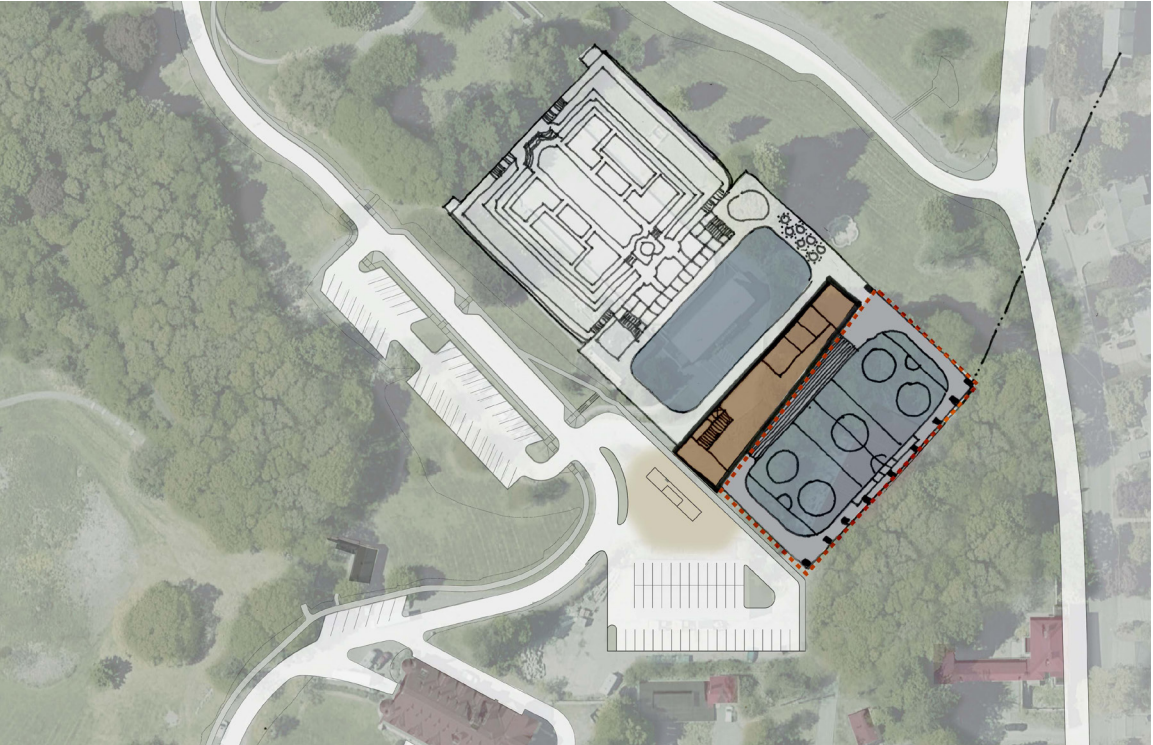
- (+) Lengthens skating season from existing

ALL YEAR ACTIVATION

- (+) Lower rink can be closed in the summer and the upper rink can be converted for events.

PARKING AND ACCESS

- (+) Sets the drop off closer to the driveway grade.
- (+) Potential to increase parking.
- (-) Accessible access between rink levels can only be achieved through the building and exterior ramps.**





# DESIGN OPTION FIVE - “LOOP”

## A SEMI-ENCLOSED HOCKEY RINK CONNECTED TO THE OPEN AIR RINK

### CRITERIA

### EVALUATION

SUSTAINABILITY

(+) Possible to add solar to the canopy to help offset energy demands.

VIEWS / EXPERIENCE

(+) Brings back the Italianate gardens and connection to history.  
**(+) Shifts the pleasure rink to the forefront of the visitor arrival experience.**  
**(+) Unique shape and experience for the non-hockey community.**  
**(+) Sets the rink within the hillside and hides the support facilities within the slope.**

CAPACITY FOR GROWTH

(+) Clearly separates hockey from pleasure skating.  
**(-) Limited capacity to expand hockey programming.**

ICE SEASON DURATION

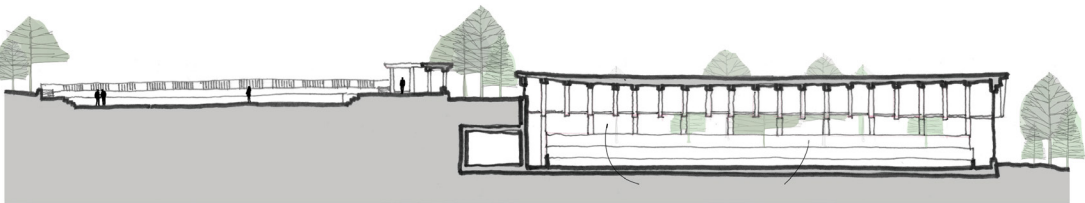
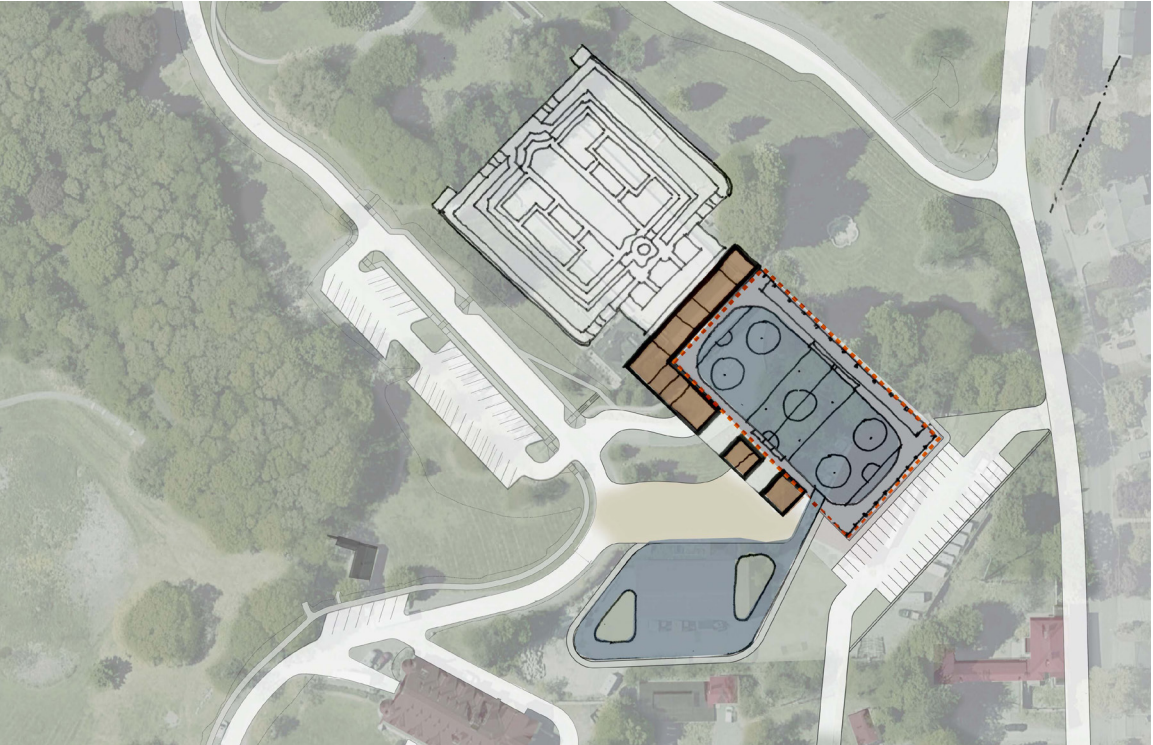
(+) Lengthens skating season from existing.  
(+) Facility orientation adds additional level of protection.

ALL YEAR ACTIVATION

(+) Rink can be converted for summer programming.  
**(+) Loop pleasure rink can be converted to a stand alone splash pad.**

PARKING AND ACCESS

**(-) Pedestrian access from parking would need to be further studied. May need to consider additional overflow parking.**





# DESIGN OPTION SIX - “THE HEARTH”

## FULLY ENCLOSED HOCKEY RINK WITH OPEN AIR RINK

### CRITERIA

### EVALUATION

SUSTAINABILITY

(+) Conditioned space offers more tools for long-term sustainability and technology.

VIEWS / EXPERIENCE

(+) Brings back the Italianate gardens and connection to history.  
(+) Conditioned space for watching the game.  
**(+) Pleasure rink maintains a connection to the outdoors and has a lower profile towards Avon Street.**  
(+) Possible integration with historic fountain.

CAPACITY FOR GROWTH

(+) Possible to offer hockey on the pleasure rink.  
**(+)Possible to grow hockey program in the future.**

ICE SEASON DURATION

**(+) Length of season is controlled by the operator.**

ALL YEAR ACTIVATION

**(+) Provides a conditioned space for events.**  
**(-) Harder to transition the pleasure rink to summer events since it’s more tucked away from direct road access.**

PARKING AND ACCESS

(+) Sets the drop off closer to the driveway grade.  
(+) Potential to increase parking.

